**Town of Westford**
**PLANNING BOARD**
Town Hall, 55 Main Street
Westford, Massachusetts 01886
(978) 692-5524 · Fax: (978) 399-2732

# AMENDED MEETING AGENDA

**Monday, July 18, 2016**
**7:30 PM Meeting**
**Town Hall, Meeting Room 201**
**55 Main Street, Westford, MA 01886**

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WESTFORD

**7:30 PM** **Open Forum**

**Review Minutes** June 6, 2016

**Public Hearing Items**

**1. 7:35 PM** **PB 1612 DEF SP SWM - 75 Graniteville Road** and two abutting unnumbered parcels.
*Public hearing to consider an application for a Definitive Subdivision Plan Review in accordance with Section 218-11 of the Subdivision Rules and Regulations, a Special Permit for a Flexible Development in accordance with Section 7.2 of the Westford Zoning Bylaw, and a Stormwater Management Permit in accordance with Chapter 147 of the Town of Westford General Bylaws in order to create a subdivision with up to eighteen (18) lots. The subject properties are identified as Assessor's Map 025 Parcel 0194 Lot 0000, Map 025 Parcel 019 Lot 0000, and Map 030 Parcel 0078 Lot 0000 and located in the Residential A (RA) and Residential B (RB) zoning districts.*
*Continued from: May 2, 2016*
*June 6, 2016*

**2. 8:00 PM** **PB 1616 SPR SP SPWRPOD – 497 Groton Road**
*Public hearing to consider an application of Philbrick Realty Trust for a Site Plan Review in accordance with Section 9.4 of the Town of Westford Zoning Bylaw to allow for the construction of a 6,928 SF standalone retail building with associated parking and utilities, a Special Permit under Section 8.1.7.2(2)(b) (Water Resource Protection Overlay District) to allow for accessory above-ground storage of gasoline and oil, a Special Permit under Section 8.1.7.2(3)(a) (Water Resource Protection Overlay District) to render impervious more than 15% of the lot, and a Special Permit under Section 5.1.4 to reduce the number of required parking spaces, and any other permit or relief as may be required under the Town of Westford Zoning Bylaw. The subject property is located at 497 Groton Road and is identified as Assessor's Map 046 Parcel 0020 Lot 0000 and lies within the Industrial A Zoning District and Water Resource Protection Overlay District.*

**3. 8:30 PM** **PB 1617 DEF SUB – 64 Main Street (Kinloch Drive)**
*Public hearing to consider the application of **Attorney Douglas Deschenes** for a **Definitive Subdivision Plan Review for a two (2) lot subdivision** in accordance with Section 218-10 of the Subdivision Rules and Regulations, and any other permit or relief as may be required under the Town of Westford Subdivision and/or Zoning Bylaws. The subject property is located at 64 Main Street and identified as Assessor's Map 026 Parcel 0092 Lot 0000.*

## Non-Public Hearing Items

A. PB 1615 ADM – 8 Priscilla Lane – Request for Modifications to PB 1312 SPCD SWM
Rescheduled to August 15, 2016 Planning Board Meeting

B. PB 1618 ADM – Westford Tech Park – Gutierrez Company – Request for Administrative Approval for Pedestrian, Lighting, Signage and Landscaping Improvements

C. PB 1619 ADM – Muffins on Main – 40 Main Street

D. PB 1138 SP MOD & SPR – Cornerstone Square – Conditions of Approval

E. PB 1235 SPR SP SWM – Corbett Development – Littleton Landing – 60 Littleton Road
Request for extensions of approvals

F. Bond Release Request – Sidewalks – 174 Littleton Road – Westford Valley Marketplace II
Finard & Company – PB 05001-SPR

G. Board Reorganization

H. Board Appointments
   a. Pedestrian Safety Committee
   b. Drew Gardens Task Force
   c. 12 North Main Street Task Force
   d. Northern Middlesex Council of Governments (NMCOG)
   e. Community Preservation Committee

I. MPIC Appointments – Revised Membership

J. Planning Board Priorities

K. PB 1620 ANR – Prolim Development – Plan of Land to create four additional lots at the northeasterly intersection of Tyngsboro and Groton Roads *(Assessor's Map 076 Parcel 0001 Lot 0000)*

## Correspondence, Reports and Updates

A. Master Plan Implementation Committee Update

B. Drew Gardens Task Force Update

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact the Permitting Department at (978) 692-5524 or email etoothaker@westfordma.gov.