



**Town of Westford  
PLANNING BOARD**

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

**AMENDED MEETING AGENDA**

**Monday, August 15, 2016**

**7:30 PM Meeting**

**Town Hall, Meeting Room 201  
55 Main Street, Westford, MA 01886**



7:30 PM            **Open Forum**  
Review Minutes    *None available for review*

**Public Hearing Items**

1.     **7:35 PM    PB 1612 DEF SP SWM - 75 Graniteville Road ("Juniper Hill")** and two abutting unnumbered parcels.  
*Public hearing to consider an application of **Jeffrey Brem** 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  
   July 18, 2016  
*The Applicant requested postponement without discussion to September 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.*  
Continued from:            July 18, 2016  
*The Applicant requested postponement without discussion to September 6, 2016*

3. **8:30 PM PB 1617 DEF SUB – 64 Main Street (Kinloch Drive)**  
*Public hearing to consider an 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.*  
*Continued from: July 18, 2016*
4. **8:45 PM PB 1621 SPR Cell Tower – 11 Brookside Road (H.E. Fletcher Social and Athletic Club)**  
*Public hearing to consider an application of **Varsity Wireless, LLC** for **Site Plan Review** in accordance with Section 9.4 (and any other permit or relief as may be required under the Town of Westford Zoning Bylaws) to allow for the construction of a personal wireless service facility (cellular tower) consisting of a 130-foot tall monopole tower with associated antennae and electronic equipment, with ground-based equipment contained within a fenced compound, to facilitate the provision of personal wireless services by T-Mobile (and other providers that may collocate) to remedy a substantial coverage gap in the area about the proposed facility. The subject property is located at **11 Brookside Road** (H.E. Fletcher Social and Athletic Club) and is identified as Assessor's Map 038 Parcel 0022 Lot 0000 and lies within the Residence A Zoning District and Water Resource Protection Overlay District. (This proposal is being concurrently reviewed by the Zoning Board of Appeals [BOA 1625 SP Cell] and the Conservation Commission.)*

#### **Non-Public Hearing Items**

- A. PB 1615 ADM – 8 Priscilla Lane – Request for Modifications to PB 1312 SPCD SWM  
B. PB 1138 SP MOD & SPR – Cornerstone Square – Conditions of Approval  
C. *PB 1620 ANR – Prolim Development – Plan of Land (revised with new street numbering) creating 4 additional lots at the northeasterly intersection of Tyngsboro and Groton Roads (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](mailto:etoothaker@westfordma.gov).