



**Town of Westford
PLANNING BOARD**

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

AMENDED MEETING AGENDA

Monday, November 21, 2016

7:30 PM Meeting

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

7:30 PM **Open Forum**
Review Minutes *September 19, 2016*

Public Hearing Items

1. PB 1625 SPR SWM SPWRPOD – Town of Westford – Fire Station

*Public hearing to consider applications of the **Town of Westford** for **Site Plan Review** in accordance with Section 9.4 of the Zoning Bylaw to allow for the construction of a 20,344 SF 2-story, 5-bay Fire Station, a **Special Permit** under Section 8.1.7 (**Water Resource Protection Overlay District**) to allow for the accessory use of above ground storage of hazardous materials (500-gallon diesel fuel tank with pump and hose), and a **Stormwater Management Permit** (under Chapter 147 of the Town of Westford General Bylaws), and any other permit or relief as may be required under the Town of Westford Zoning Bylaws. The subject property is located at the **northwesterly corner of Boston and Blake's Hill Roads** and is identified as Assessor's Map 022 Parcel 0003 Lot 0004 and lies within the Residence A Zoning District and Zone 3 of the Water Resource Protection Overlay District.*

Continued from: October 24, 2016

2. PB 1612 DEF SP SWM - 75 Graniteville Road ("Juniper Hill") and two abutting unnumbered parcels.

*Public hearing to consider applications 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 0197 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
 August 15, 2016 (No discussion)
 September 19, 2016
 October 24, 2016
 November 7, 2016*

Non-Public Hearing Items

- A. **PB 1138 SP MOD & SPR – Cornerstone Square – Discussion and possible action regarding Extension of Development Agreement**
- B. **Review Draft 2017 Planning Board Meeting Dates and Deadlines**

Correspondence, Reports and Updates

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Executive Session

- A. *Executive Session to discuss strategy regarding litigation in the matter of David H. Amos, et al. v. Town of Westford, et al., Middlesex Superior Court, C.A. No. 1681CV03254, including strategy with respect to response to the Temporary Restraining Order (TRO) issued in said matter and plaintiffs' request for extension of said TRO through issuance of a preliminary injunction, as well as implications of said action with respect to litigation and settlement strategy, as well as compliance with pending court orders, in the matters of Newport Materials LLC, et al. v. Westford Planning Board, et al., Land Court Misc. Nos. 10-429867 and 15-000164.*
- B. *Executive Session to review and discuss draft Executive Session Minutes related to Newport Materials, LLC, vs. Planning Board of Westford, et al, as an open meeting may have a detrimental effect on the bargaining or litigation position of the Town.*

Review of Executive Session Minutes

May 10, 2016 Executive Session (Not for Release)

May 24, 2016 Executive Session (Not for Release)

November 14, 2016 Executive Session Minutes (Not for Release)

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.