



**Town of Westford  
PLANNING BOARD**

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

**MEETING AGENDA**

**Tuesday, February 21, 2017**

**7:30 PM Meeting**

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

**7:30 PM**

**Open Forum**

**Review Minutes**

*November 21, 2016*

*December 5, 2016*

**Public Hearing Items**



**1. PB 1703 SPR – 22 Town Farm Road, LLC**

*Public hearing to consider an application of **22 Town Farm Road LLC** and **Town of Westford Recreation Commission** for **Site Plan Review** in accordance with Section 9.4 of the Zoning Bylaw to allow for the change of use from industrial manufacturing/office to a municipal facility that would contain office and program space for the Town of Westford Recreation Department as well as restaurant, retail sales, personal service establishments, and other ancillary uses and any other permit or relief as may be required under the Town of Westford Zoning Bylaws. The subject property is located at the **22 Town Farm Road** and is identified as Assessor's Map 053 Parcel 0019 Lot 0000 and Assessor's Map 057 Parcel 0107 Lot 0000 and lies within the Industrial B Zoning District.*

**2. 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 co-locate) 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.)*

*Continued from:*

*August 15, 2016*

*September 6, 2016*

*September 19, 2016*

*November 7, 2016 (No discussion)*

*January 17, 2017 (No discussion)*

***The Applicant has requested postponement without discussion to March 20, 2017***

**3. PB 1704 SP Sign – 4 Lyberty Way**

*Public hearing to consider the application of **Ryan Development, LLC** for a **Special Permit** under section **5.3.11 of the Zoning Bylaw** and any other permit or relief as may be required under the Town of Westford Zoning Bylaws to allow for the replacement of an existing monument sign that would be located **18.16 feet from the front lot line whereas 20 feet is required**. The subject property is **4 Lyberty Way** and is identified as Assessor's Map 017 Parcel 0075 Lot 0000 and located within the within the Industrial Highway Zoning District.*

**4. PB 1705 SP Sign – 5 Cornerstone Square**

*Public hearing to consider the application of **Westford LC, LLC for a Special Permit under section 5.3.11 of the Zoning Bylaw** and any other permit or relief as may be required under the Town of Westford Zoning Bylaws to allow for the installation of **four (4) wall signs totaling 63.6 SF on a building that would exceed the maximum allowed 240 SF of wall signage.** The subject property is 5 Cornerstone Square and is identified as Assessor's Map 017 Parcel 0007 Lot 0000 and located within the Commercial Highway Zoning District.*

**5. PB 1706 SP Sign – 508 Groton Road**

*Public hearing to consider the application of **Springboard Schools for a Special Permit under section 5.3.11 of the Zoning Bylaw** and any other permit or relief as may be required under the Town of Westford Zoning Bylaws to allow for the installation of **a pole sign that would be located 6 feet from the front lot line whereas 20 feet is required.** The subject property is 508 Groton Road and is identified as Assessor's Map 046 Parcel 0011 Lot 0001 and located within the Industrial A Zoning District.*

**6. PB 1707 SP OSRD DEF SUB SWM – Spalding Hill Estates**

*Public hearing to consider the application of **Connell Real Estate Trust for a Definitive Subdivision Plan Review** in accordance with **Section 218-10 of the Subdivision Rules and Regulations, a Special Permit for an Open Space Residential Development** in accordance with **Section 7.1 of the Zoning Bylaw, and a Stormwater Management Permit** in accordance with **Chapter 147 of the Town of Westford General Bylaws** and any other permit or relief as may be required under the Town of Westford Subdivision and/or Zoning Bylaws in order to create a thirty-one (31) lot subdivision (Spalding Hill Estates). The subject property is located off of **St. Augustine Drive and Dunstable Road** and identified as Assessor's Map 040 Parcel 0017 Lot 0000 and Map 040 Parcel 0017 Lot 0010.*

**7. PB 1708 SP Sign – 160 Littleton Road – Orange Theory Fitness**

*Public hearing to consider the application of **Metro Sign and Awning for a Special Permit under section 5.3.11 of the Zoning Bylaw** and any other permit or relief as may be required under the Town of Westford Zoning Bylaw to allow for the installation of **wall signage on a building that exceeds the 240 SF maximum display area size limit.** The subject property is located at **160 Littleton Road** and is identified as Assessor's Map 017 Parcel 0024 Lot 0000 and lies within the Commercial Highway Zoning District.*

**8. PB 1709 SPR SP WRPOD – 124 Oak Hill Road**

*Public hearing to consider the application of **Todd O'Neil for a Site Plan Review** in accordance with **Section 9.4 of the Zoning Bylaw (Bylaw)** to allow for the operation of a **Landscape/Contractor's Yard, and a Special Permit under Sections 8.1.7.2(2)(b) and 3(b) of the Bylaw (Water Resource Protection Overlay District)** to allow for the accessory uses of above ground storage of hazardous materials and stockpiling of ice melt and salt and any other permit or relief as may be required under the Bylaw. The subject property is located at **124 Oak Hill Road** and is identified as Assessor's Map 046 Parcel 0011 Lot 0002 and lies within the Industrial A Zoning District and Water Resource Protection Overlay District.*

**Non-Public Hearing Items**

- A. Discussion Item – Update on Proposed Moratorium for Recreational Marijuana
- B. Stonybrook Phase II – Request for Release of Covenant
- C. PB 1623 DEF SUB SWM – Plan Endorsement – 19 & 19R Flagg Road (Formerly identified as Narinian Way)
- D. PB 1612 DEF SUB SWM – Plan Endorsement – PB 1612 DEF SUB SP SWM – Juniper Hill Subdivision
- E. PB 1612 DEF SUB SWM – Juniper Hill Subdivision – Request for authorization to conduct limited work within and for the proposed right-of-way between November 15, 2016 and April 15, 2017
- F. PB 1504 SPR SPMCP SPWRPOD SWM – 540 Groton Road, Newport Materials – Presentation of Draft Long-Term Monitoring Plan

**Correspondence, Reports and Updates**

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).