



**Town of Westford  
PLANNING BOARD**

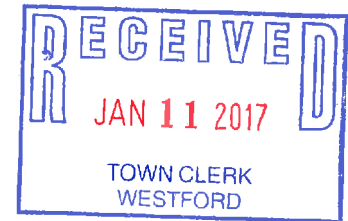
Town Hall, 55 Main Street  
Westford, Massachusetts 01886  
(978) 692-5524 · Fax: (978) 399-2732

**MEETING AGENDA**

**Tuesday, January 17, 2017**

**7:30 PM Meeting**

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



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

**Review Minutes**        *November 7, 2016*  
                                  *November 21, 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  
                                  November 21, 2016  
                                  December 19, 2016*

**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*

***The Applicant has requested postponement without discussion to February 6, 2017***

## **Non-Public Hearing Items**

- A. *Cornerstone Square – Development Agreement  
Request for \$200,000 by Permanent Town Building Committee for public safety project – costs related to the installation of a combined Fire and Police Dispatch Center*
- B. *Discussion Item – Proposed Library Expansion Project – Grant Submittal Update, Parking Plan Update*
- C. *PB 1702 ANR – 342 & 354 Groton Road (Map 076, Parcels 005 & 0006)*
- D. *PB 1623 DEF SUB SWM – Plan Endorsement – 19 & 19R Flagg Road (Formerly identified as Narinian Way)*
- E. *PB 1612 DEF SUB SWM – Plan Endorsement – PB 1612 DEF SUB SP SWM – Juniper Hill Subdivision*
- F. *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*
- G. *PB 1327 DEF SUB SWM – Corbett Development – Nicole’s Way  
Request to provide notice of intent to invoke Tri-Party Agreement*
- H. *PB 1312 SPCD SWM SCE – Corbett Development – Priscilla Lane  
Request for Enforcement Action by Building Commissioner*

## **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).