



**Town of Westford
PLANNING BOARD**

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

**MEETING AGENDA
February 3, 2020
7:30 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886**



Open Forum

Public Hearing Items

1. **PB 2007 LSPR – 30 Patten Road – Westford Academy Amenities Building**
Public hearing to consider the application of Gale Associates, Inc. for Limited Site Plan Review of an Exempt Educational Use in accordance with Section 9.4.2 of the Town of Westford Zoning Bylaw to allow for the construction of a 1,680 SF amenities building with a concession stand and restrooms at Westford Academy (and any other permit or relief as may be required under the Town of Westford Zoning or General Bylaws). The property is located at 30 Patten Road within the Residence A (RA) zoning district, a Zone II Water Resource Protection Overlay District, and is identified as Map 020 Parcel 0082 Lot 0000.
2. **Public hearing to consider Zoning Bylaw amendments as described below to certain sections of the Zoning Bylaw in accordance with the provisions of Mass. General Laws Chapter 40A, Section 5. These amendments will be considered at the Westford Annual Town Meeting beginning on March 28, 2020.**
 - i. **PB 2001 ZNG, Amend the Zoning Bylaw to clarify minimum lot frontage requirements**
To see if the Town will vote to amend Appendix C of the Zoning Bylaw – Table of Dimensional and Density Regulations – to clarify that the minimum Lot Frontage requirement must be satisfied with Lot Frontage that is continuous and on a single way. This amendment is sponsored by the Planning Board.
 - ii. **PB 2002 ZNG, Amend the Zoning Bylaw to extend the time for lapse of Special Permits from two to three years**
To see if the Town will vote to amend Sections 9.2.2.1 and 9.3.6 of the Zoning Bylaw to be consistent with M.G.L. Chapter 40A, Section 9, to allow a municipality to extend the time a Special Permit shall lapse from two years to three years. This amendment is sponsored by the Planning Board.
 - iii. **PB 2003 ZNG, Amend the Zoning Bylaw to clarify area standards for Accessory Dwelling Units**
To see if the Town will vote to amend Section 3.3.4 – Standards – to provide greater consistency throughout the Zoning Bylaw by replacing the undefined terms “gross living space” and “gross floor space” found in Subsections 1 and 3a, with “gross floor area”, a term that is defined in General Definitions Section 10.2. This amendment is sponsored by the Planning Board.

- iv. **PB 2004 ZNG, Amend the Zoning Bylaw to regulate Massage Establishments**
To see if the Town will vote to amend Appendix A and Appendix B of the Zoning Bylaw to allow Massage Establishments in certain zoning districts either by right or by Special Permit from the Zoning Board of Appeals. This amendment is sponsored by the Planning Board.
- v. **PB 2005 ZNG, Amend the Zoning Bylaw to delete Section 6.3: Growth Management (and related subsections) which expired on May 11, 2009**
To see if the Town will vote to delete Section 6.3: Growth Management, the defined term "Growth rate limit" in Section 10.2: General Definitions, and related Appendix E. Section 6.3 of the Zoning Bylaw expired in 2009 and is no longer in effect. This amendment is sponsored by the Planning Board.
- vi. **PB 2006 ZNG, Amend the Zoning Bylaw to define and regulate Short-Term Rentals, and establish a Summer Village Short-Term Rental Overlay District**
To see if the Town will vote to amend Section 10.2, Appendix A, and Appendix B of the Zoning Bylaw to define and regulate Short-Term Rentals, and to establish a Summer Village Short-Term Rental Overlay District where Short-Term Rentals will be allowed by right, and related changes. This amendment is sponsored by the Planning Board.

3. **PB 1923 DEF SUB SP OSRD SWM – 73 Nutting Road "Wendell Place"**
Public hearing to consider the application of Kathleen Coyle and William Perry for approval of a Definitive Subdivision Plan in accordance with Section 218-11 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 twenty-three (23) lot subdivision (Wendell Place). The subject property includes five parcels and is located at 73 Nutting Road and are identified as Assessor's Map 036 Parcels 0024, 0026, 0027, 0028, and 0029 and lies within the Residence A Zoning District.

Continued from: July 15, 2019
 September 9, 2019
 October 7, 2019 (No discussion)
 October 21, 2019 (No discussion)
 November 4, 2019 (No discussion)
 November 18, 2019 (No discussion)
 December 2, 2019 (No discussion)
 December 16, 2019 (No discussion)
 January 6, 2020 (No discussion)

The Applicant has requested postponement without discussion to March 2, 2020.

General Business

- A. Request for a non-binding recommendation to Select Board for Jennie Richards Road street acceptance

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