



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

MEETING AGENDA

March 1, 2021

7:30 PM Meeting

Via webinar

Please see instructions for participation below

Open Forum

Public Hearing Items

1. PB 2024 SP OSRD DEF SUB & PB 2033 SWM – 0, 19, 33 & 35 Hartford Road

*Public hearing to consider the application of **KMR Real Estate, LLC** for approval of a **Definitive Subdivision Plan** in accordance with **Section 218-11 of the Subdivision Rules and Regulations, 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 an eight (8) lot subdivision (Colonel Rolls Drive). The subject properties are located **at 0, 19, 33 & 35 Hartford Road** and identified as Assessor's Map 020 Parcel 0076 Lot 0000, Map 020 Parcel 0075 Lot 0001, Map 020 Parcel 0074 Lot 0007, and Map 020 Parcel 0074 Lot 0008, and located in the Residence A (RA) zoning district.*

Continued from:

- August 3, 2020*
- September 21, 2020 (No discussion)*
- October 5, 2020*
- November 2, 2020 (No discussion)*
- November 16, 2020 (No discussion)*
- December 7, 2020 (No discussion)*
- December 21, 2020*
- January 4, 2021 (No discussion)*
- February 1, 2021*

The Applicant requested postponement without discussion to the March 15, 2021 meeting

2. PB 2037 SPR SP WRPOD SWM – 478 Groton Road

*Public hearing to consider the application of **Veled, Inc.**, for **Site Plan Review** in accordance with **Section 9.4.1 of the Westford Zoning Bylaw** to construct (2) commercial buildings (5,000 SF and 6,240 SF), parking, and paved access, a **Special Permit** in accordance with **Section 8.1.7.2(3)(a)** (Water Resources Protection Overlay District) to render impervious more than 15% of the lot, and a **Stormwater Management Permit** in accordance with **Chapter 147.4 of the General Bylaw** for a project that will disturb greater than one acre of land (and any other relief as may be required under the Town of Westford Zoning Bylaws). The subject property is located at **478 Groton Road** and lies within the Industrial A (IA) zoning district and a Zone II Water Resource Protection Overlay District, and is identified as Assessor's Map 046 Parcel 0005 Lot 0000.*

Continued from: February 1, 2021
February 16, 2021 (No discussion)

The Applicant requested postponement without discussion to the March 15, 2021 meeting

3. PB 2102 SP OSRD DEF SUB SWM – 0 & 37 Carlisle Road

Public hearing to consider the application of **Smurph, LLC** 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 an eight (8) lot subdivision with associated roadway and utilities (Diane Lane). The subject properties are located at **0 & 37 Carlisle Road** in the Residence A (RA) zoning district and identified as Assessor's Map 012 Parcel 0038 Lot 0000 and Map 012 Parcel 0041 Lot 0000.

General Business

- A. PB 1834 SPR SP SWM – Helena Crocker Residences - 60 Littleton Road
Request that the Board grant a 1-year extension of time for the Sign Special Permit
- B. PB 2104 ANR – 2 Cricket Lane and 4 Milot Road
Request for endorsement of an Approval Not Required (ANR) Plan to facilitate a lot line adjustment
- C. Discussion and/or requests that the Planning Board sponsor amendments to the Zoning Bylaw for the 2021 Annual Town Meeting

Correspondence, Reports and Updates

Review of Draft Minutes: February 1, 2021
February 16, 2021

Instructions for participation:

Options available to access the Planning Board meeting remotely:

- 1. Register to watch the meeting through the GotoWebinar website at: <https://attendee.gotowebinar.com/register/1479653892502065166> After registering, you will receive a confirmation email. There are basic instructions on how to use GoToWebinar available at: <https://www.youtube.com/watch?v=IQ3Xwwgbd8Y>
- 2. You may call in and listen on any phone (landline or cellphone) by dialing +1 (562) 247-8422 and using meeting code 229-388-155.
- 3. WCAT will record the meeting and it will be available within a few days of the meeting date. Please see their website for more details: <https://www.westfordcat.org/>

If you do not have access to one of these methods of participation, please submit written comments to Jeffrey Morrisette, Director of Land Use Management, jmorrisette@westfordma.gov by 2 pm on March 1, 2021.

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