



**Town of Westford
PLANNING BOARD**

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

**MEETING AGENDA
March 2, 2020
7:30 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886**

RECEIVED

FEB 27 2020

**TOWN CLERK
WESTFORD**

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.

Continued from: February 3, 2020

2. PB 2010 DEF SUB SWM SP WRPOD – 17 Milot Road

Public hearing to consider the application of Walter Eriksen of Applewood Construction Corp. for a Definitive Subdivision to create a two (2) lot subdivision in accordance with Section 218-10 of the Subdivision Rules and Regulations, a Special Permit in accordance with Section 8.1.7.2(3)(a) (Water Resource 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 permit or relief as may be required under the Town of Westford Zoning or General Bylaws). The property is located at 17 Milot Road within the Residence A zoning district and a Zone II Water Resource Protection Overlay District, and is identified as Assessor's Map 025 Parcel 0089 Lot 0000.

3. PB 2011 SP Sign – 179 Littleton Road (Gulf Station)

Public hearing to consider the application of PAULEO, LLC for a Special Permit under Section 5.3.5.11 of the Zoning Bylaw (and any other permit or relief as may be required under the Town of Westford Zoning Bylaw) to allow for replacement of an existing pole sign to include illuminated pricing components. The property is located at 179 Littleton Road (Gulf Station) in the Commercial Highway zoning district and the Minot's Corner Overlay District and is identified as Assessor Map 017 Parcel 0012 Lot 0000.

4. 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 2009 ZNG, Gender-Neutral Amendments to the Town's Zoning Bylaw to Reflect Amendments to the Town Charter Pending Before the General Court, and Non-Substantive Changes

To see if the Town will vote to amend the Town's Zoning Bylaw to reflect pending amendments to the Town Charter that will change the name of the Board of Selectmen to the "Select Board," by striking out, in every instance in which they appear in reference to that body, the words "Board of Selectmen" or "Selectmen" and inserting in place thereof the words "Select Board"; and by striking out, in every instance in which they appear in reference to Board members individually, the word "Selectman" and "Selectmen" and inserting in place thereof the words "Select Board Member" or "Select Board Members"; and further to authorize the Town Clerk to make non-substantive, ministerial revisions to ensure that gender and numerical issues in related text is revised to properly reflect such change in title, and to make other non-substantive, ministerial revisions to ensure consistency as to formatting of the bylaw's text. This amendment is sponsored by the Select Board.

5. 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.**

All continued from: February 3, 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.

6. **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)
February 3, 2020 (No discussion)

The Applicant has requested postponement without discussion to March 16, 2020

7. **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.*

Continued from: December 18, 2017
January 22, 2018 (No discussion)
February 5, 2018
February 26, 2018 (No discussion)
March 5, 2018 (No discussion)
March 19, 2018
April 23, 2018
May 21, 2018 (No discussion)

June 18, 2018 (No discussion)
July 16, 2018 (No discussion)
August 20, 2018
September 17, 2018 (No discussion)
October 22, 2018
November 5, 2018 (No discussion)
December 17, 2018 (No discussion)
February 4, 2019 (No discussion)
March 4, 2019 (No discussion)
March 18, 2019
April 1, 2019 (No discussion)
May 20, 2019 (No discussion)
June 3, 2019 (No discussion)
June 24, 2019
July 15, 2019 (No discussion)
August 5, 2019
September 9, 2019 (No discussion)
October 7, 2019
November 18, 2019 (No discussion)
December 2, 2019 (No discussion)
December 16, 2019 (No discussion)
January 6, 2020 (No discussion)
January 27, 2020

The Applicant has requested postponement without discussion to March 16, 2020

General Business

- A. PB 2015 ANR – 55 Cold Spring Road – Request for ANR endorsement of a lot line adjustment
- B. PB 2012 ADM – 9 Cornerstone – Fun World Language Academy – Request for administrative review and approval of a change in use from a real estate office to a nonexempt educational use (language academy)
- C. PB 2016 ADM – 174 Littleton Road – Sylvan Learning Center– Request for administrative review and approval of a change in use from a retail establishment (Busa Liquor) to a nonexempt educational use (Sylvan Learning)

Correspondence, Reports and Updates

Review of Minutes: January 27, 2020
February 3, 2020

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