



**Town of Westford
PLANNING BOARD**

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

MEETING AGENDA

March 4, 2019

7:30 PM Meeting

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



7:00 PM EXECUTIVE SESSION

To discuss strategy with respect to a possible appeal by the Planning Board of the decision of the Zoning Board of Appeals to grant a variance for the property located at 21 & 23 Carlisle Road. The Chair has determined that an open session may have a detrimental effect on the litigating position of the Planning Board.

7:15 PM Open Forum

Public Hearing Items

1. PB 1832 SPR SWM – 19 Littleton Road

Public hearing to consider the application of Emanouil Enterprises, LLC for Site Plan Review in accordance with Section 9.4 to allow for the construction of sixteen dwelling units in five buildings and associated parking and utilities, 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 19 Littleton Road within the Commercial Highway (CH) and Residence A (RA) zoning districts and is identified as Map 023 Parcel 0040 Lot 0000.

*Continued from: January 7, 2019
February 4, 2019
February 25, 2019 (meeting postponed without discussion)*

2. PB 1904 SP Sign – 160 Littleton Road (Compassion Massage)

Public hearing to consider the application of Add-A-Sign, 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 Bylaw) to allow for the installation of wall signage on a building that exceeds the 240 s.f. maximum display area size limit. The subject property is located at 160 Littleton Road (Compassion Massage) and is identified as Assessor's Map 017 Parcel 0024 Lot 0000 and lies within the Commercial Highway Zoning District.

This item was postponed without discussion from February 25, 2019

3. 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
December 17, 2018 (No discussion)
February 4, 2019 (No discussion)

The Applicant has requested postponement without discussion to March 18, 2019

4. **PB 1907 SPR SWM – 130 & 134 Littleton Road (Grace Community Church)**
Public hearing consider the application of Benjamin Herter, DSK Architects + Planners for Site Plan Review of an Exempt Religious Use in accordance with Section 9.4.2 to allow for the construction of a church building and associated parking and utilities, 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 130 & 134 Littleton Road within the Commercial Highway (CH) and Residence A (RA) zoning district and is identified as Map 017 Parcel 0021 Lot 0000 and Map 017 Parcel 0022 Lot 0000.
5. **PB 1903 DEF SUB MOD – Jennie Richards Road (Bluebird Estates)**
Public hearing to consider the application of Tidan Corporation for Modification to a Definitive Subdivision Plan in accordance with Section 218-11 of the Subdivision Rules and Regulations to modify a previously approved definitive subdivision and to request additional waivers from the construction standards including curbing type, sidewalks, and lighting (and any other waivers as may be required under the Town of Westford Subdivision Rules and Regulations). The subject property is identified as Jennie Richards Road and the subdivision is identified as “Bluebird Estates” containing Jennie Richards Road within the Residence A (RA) zoning district.

This item was postponed without discussion from February 25, 2019

General Business

- A. PB 1906 SWM – 238 Concord Road – Review Stormwater Management Permit
- B. Proposal for Engineering Services relative to Shannon Circle street acceptance
- C. Request for Administrative Approval to install a generator at 10 Tech Park Drive

Correspondence, Reports and Updates

Review of Minutes: January 3, 2019 (Joint meeting of Planning Board and Zoning Board of Appeals)
January 28, 2019

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