



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

MEETING AGENDA

March 15, 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*
- March 1, 2021 (No discussion)*

The Applicant requested postponement without discussion to the April 5, 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)
March 1, 2021 (No discussion)

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.

Continued from: March 1, 2021

General Business

- A. PB 2101 ADM – 6 Carlisle Road – Paul's Diner – Request to Authorize Administrative Review and Approval to allow for an Outdoor Dining Area (temporarily approved under Select Board Policy pursuant to Governor's COVID-19 Order No. 35) to remain in place after the Governor's Order is lifted
- B. PB 2107 ADM – Acupuncture Atelier – 9 Cornerstone Square, Unit B200, 9H – Request to Authorize Administrative Review and Approval for a Change in Use (From Non-Exempt Educational Use to a Personal Service Establishment)

Correspondence, Reports and Updates

Review of Draft Minutes: March 1, 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/6426445766620130317> 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 (914) 614-3221 and using meeting code 315-945-905.
- 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 Morrissette, Director of Land Use Management, jmorrissette@westfordma.gov by 2 pm on March 15, 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