AMENDED MEETING AGENDA
March 18, 2019
7:30 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

7:30 PM
Open Forum

Public Hearing Items

1. 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.

   Continued from: March 4, 2019

2. 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 (postponed without discussion)
   March 4, 2019

   The Applicant has requested postponement without discussion to the April 1, 2019 meeting

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)  
March 4, 2019 (No discussion)

General Business

A. PB 1908 ANR – "Sugar Maple Lane" and Powers Road – Approval Not Required Plan Map 011 Parcel 0048 Lot 0000 – Proposes to divide the existing lot into a total of two lots

B. PB 1909 ANR – Lowell & Providence Roads – DHD Adams Realty Trust – Approval Not Required Plan Map 032 Parcel 0084 Lot 0000 – Proposes to divide the existing lot into a total of three lots and one unbuildable parcel

C. PB 1526 SP MCOD SPR – Abbot Mill Phase II – Progress report detailing Applicant’s efforts securing Subsidized Housing Inventory (SHI) designation of the affordable dwelling units

D. PB 1504 SPMCP SPR – 540 Groton Road, LLC – Declaration of Covenants and Restrictions  
The purpose is to ensure that the commitments and requirements of the Settlement Agreement are enforceable against future owners of the property

E. Municipal Vulnerability Program Grant Application – Request for letter of support

Correspondence, Reports and Updates

Reminder - Conflict of Interest Law Education Requirements

Review of Minutes:  
February 4, 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 toothaker@westfordma.gov

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