



**Town of Westford
PLANNING BOARD**

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

AMENDED MEETING AGENDA

March 20, 2017

7:30 PM Meeting

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



7:30 PM Open Forum

Review Minutes *December 19, 2016
March 6, 2017*

Public Hearing Items

1. PB 1709 SPR SP WRPOD – 124 Oak Hill Road

*Public hearing to consider the application of **Todd O’Neil for a Site Plan Review** in accordance with Section 9.4 of the Zoning Bylaw (Bylaw) to allow for the operation of a Landscape/Contractor’s Yard, and a **Special Permit under Sections 8.1.7.2(2)(b) and 3(b) of the Bylaw (Water Resource Protection Overlay District)** to allow for the accessory uses of above ground storage of hazardous materials and stockpiling of ice melt and salt and any other permit or relief as may be required under the Bylaw. The subject property is located at **124 Oak Hill Road** and is identified as Assessor’s Map 046 Parcel 0011 Lot 0002 and lies within the Industrial A Zoning District and Water Resource Protection Overlay District.*

*Continued from: February 21, 2017
March 6, 2017 (No discussion)*

Applicant requested postponement without discussion until May 1, 2017

2. PB 1621 SPR Cell Tower – 11 Brookside Road (H.E. Fletcher Social and Athletic Club)

*Public hearing to consider an application of **Varsity Wireless, LLC for Site Plan Review** in accordance with Section 9.4 (and any other permit or relief as may be required under the Town of Westford Zoning Bylaws) to allow for the construction of a personal wireless service facility (cellular tower) consisting of a 130-foot tall monopole tower with associated antennae and electronic equipment, with ground-based equipment contained within a fenced compound, to facilitate the provision of personal wireless services by T-Mobile (and other providers that may co-locate) to remedy a substantial coverage gap in the area about the proposed facility. The subject property is located at **11 Brookside Road (H.E. Fletcher Social and Athletic Club)** and is identified as Assessor’s Map 038 Parcel 0022 Lot 0000 and lies within the Residence A Zoning District and Water Resource Protection Overlay District. (This proposal is being concurrently reviewed by the Zoning Board of Appeals [BOA 1625 SP Cell] and the Conservation Commission.)*

*Continued from: August 15, 2016
September 6, 2016
September 19, 2016
November 7, 2016
January 17, 2017
February 21, 2017 (No discussion)*

Applicant requested postponement without discussion until May 1, 2017

3. PB 1706 SP Sign – 508 Groton Road

*Public hearing to consider the application of **Springboard Schools 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 Bylaws **to allow for the installation of a pole sign that would be located 6 feet from the front lot line whereas 20 feet is required.** The subject property is 508 Groton Road and is identified as Assessor's Map 046 Parcel 0011 Lot 0001 and located within the Industrial A Zoning District.*

Continued from: February 21, 2017

Non-Public Hearing Items

- A. *PB 1504 SPR SPMCP SPWRPOD SWM – 540 Groton Road, Newport Materials – Request to Approve Long-Term Traffic Monitoring Plan*
- B. *PB 1711 ADM - 434 Littleton Road – Walter Miska, on behalf of Escape Rooms, LLC*
- C. *PB 1625 SPR SWM – Plan Endorsement – Town of Westford Fire Station – 65 Boston Road*

Correspondence, Reports and Updates

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.