MEETING AGENDA
April 1, 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 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
                     March 18, 2019 (no discussion)

2. 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

April 1, 2019 Planning Board Agenda
3. **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
   March 18, 2019

**General Business**

A. **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

B. **PB 1911 ANR – 55 South Chelmsford Road – Karen and Paul Tremblay**
   Proposed lot line adjustment between the 4-H Fair, Inc. and land of Tremblay in Chelmsford

**Correspondence, Reports and Updates**

Review of Minutes: March 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 etoothaker@westfordma.gov