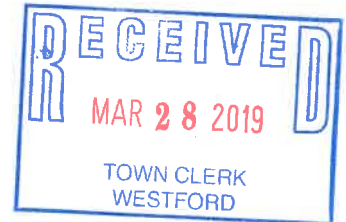




**Town of Westford  
PLANNING BOARD**

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

**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*

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)  
March 18, 2019

*The Applicant has requested postponement without discussion to May 20, 2019*

**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](mailto:etoothaker@westfordma.gov)