



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

MEETING AGENDA

April 5, 2021

7:30 PM Meeting

Via webinar

Please see instructions for participation below

Open Forum

General Business

- A. PB 2039 ADM – Sal’s Mobile – 290 Littleton Road – Update Board on Operations
- B. Follow-up discussion and/or requests that the Planning Board sponsor amendments to the Zoning Bylaw for the 2021 Annual Town Meeting
- C. PB 2109 ANR – Kirsir Circle – Request for endorsement of Approval Not Required Plan of a lot line adjustment

Public Hearing Items

1. PB 2104 SPR SWM – 68 Forge Village Road (Pine Grove Cemetery)

*Public hearing to consider the application of the **Town of Westford Cemetery Department for Site Plan Review** in accordance with **Section 9.4.1** of the Westford Zoning Bylaw and a **Stormwater Management Permit** in accordance with **Chapter 147.4** of the General Bylaw for the expansion of the Pine Grove Cemetery (and any other relief as may be required under the Town of Westford Zoning or General Bylaws). The subject property is located at **68 Forge Village Road** in the Residence A (RA) zoning district and is identified as Assessor Map 020 Parcel 0043 Lot 0001.*

2. 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)
March 15, 2021 (No discussion)

3. 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)
March 15, 2021

The Applicant requested postponement without discussion to the April 20, 2021 meeting

4. PB 2106 SCE– 6 Hildreth Street

Public hearing to consider the application of the **Michelle Walker Trust of 1995** for a **Scenic Road Review** in accordance with **Chapter 145** of the Westford General Bylaws to remove and relocate 20'(+/-) of stone wall located along Hildreth Street to frame the proposed driveway opening and extend the existing stone wall along the southerly 10' right of way (and any other relief as may be required under the Town of Westford Zoning or General Bylaws). The subject property is located at **6 Hildreth Street** in the Residence A (RA) zoning district and is identified as Assessor Map 046 Parcel 0005 Lot 0000.

General Business (Continued)

- D. PB 2108 MOD – Weetamoo III – Request for Minor Modifications to the approval for the Weetamoo III subdivision
- E. PB 1707 SP OSRD DEF SUB SWM – Spalding Hill Estates – Request to establish a covenant pursuant to M.G.L. Chapter 41 Section 81U

Correspondence, Reports and Updates

Review of Draft Minutes: March 15, 2021

Instructions for participation:

(continued on next page)

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/3749358154130259725> 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 (415) 655-0052 and using meeting code 412-096-634.
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 April 5, 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