



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

AMENDED MEETING AGENDA *April 20, 2021 at 12:07 PM*

TUESDAY, April 20, 2021

7:30 PM Meeting

Via webinar

Please see instructions for participation below

Open Forum

Public Hearing Items

1. 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
April 5, 2021 (No discussion)

2. PB 2102 SP OSRD DEF SUB SWM – 0 & 37 Carlisle Road

*Public hearing to consider the application of **SMurph, LLC** for approval of a **Definitive Subdivision Plan** in accordance with **Section 218-11 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 an eight (8) lot subdivision with associated roadway and utilities (Diane Lane). The subject properties are located at **0 & 37 Carlisle Road** in the Residence A (RA) zoning district and identified as Assessor's Map 012 Parcel 0038 Lot 0000 and Map 012 Parcel 0041 Lot 0000.*

Continued from: March 1, 2021
March 15, 2021

The Applicant requested postponement without discussion to the May 3, 2021 meeting

General Business

- A. PB 2116 ANR – 426 & 430 Groton Road – Request for endorsement of an Approval Not Required (ANR) Plan to facilitate a lot line adjustment
- B. PB 2118 ANR – 63 Main Street – Request for endorsement of an Approval Not Required Plan to facilitate a lot line adjustment
- C. PB 1707 SP OSRD DEF SUB SWM – Spalding Hill Estates
 - a. Request to approve a covenant pursuant to M.G.L. Chapter 41 Section 81U
 - b. Request to endorse Final Plan Set

Correspondence, Reports and Updates

Review of Draft Minutes: April 5, 2021

2021 Annual Town Meeting - Updates, correspondence and discussion

Instructions for participation:

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/157525246023026960> 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 (631) 992-3221 and using meeting code 623-834-958.
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 20, 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