



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

AMENDED MEETING AGENDA

**May 3, 2021
7:30 PM Meeting
Via webinar**

**Amended on 4/30/2021
@ 12:16 p.m.**

Please see instructions for participation below

Open Forum

Public Hearing Items

1. 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
 April 20, 2021 (No discussion)*

The Applicant requested postponement without discussion to the meeting of May 17, 2021

2. Public hearing to consider **Zoning Bylaw amendments as described below to certain sections of the Zoning Bylaw in accordance with the provisions of Mass. General Laws Chapter 40A, Section 5. These amendments will be considered at the Westford Annual Town Meeting beginning on **June 12, 2021**.**

i. PB 2111 ZNG, Gender-Neutral Amendments to the Town's Zoning Bylaw to Reflect Recent Amendments to the Town Charter, and Non-Substantive Changes

To see if the Town will vote to amend the Town's Zoning Bylaw to reflect recent amendments to the Town Charter that will change the name of the Board of Selectmen to the "Select Board," by striking out, in every instance in which they appear in reference to that body, the words "Board of Selectmen" or "Selectmen" and inserting in place thereof the words "Select Board"; and by striking out, in every instance in which they appear in reference to Board members individually, the word "Selectman" and "Selectmen" and inserting in place thereof the words "Select Board Member" or "Select Board Members"; and further to authorize the Town Clerk to make non-substantive, ministerial revisions to ensure that gender and numerical issues in related text is revised to properly reflect such change in title, and to make other non-substantive, ministerial revisions to ensure consistency as to formatting of the bylaw's text.

This amendment is sponsored by the Select Board.

ii. PB 2112 ZNG, Amend Zoning Bylaw, to update Section 3.4: Home Occupations, to Allow for Home Occupations By Right

To see if the Town will vote to amend Section 3.4 of the Zoning Bylaw – Home Occupations – to permit Home Occupations By Right in the Residence A and Residence B Zoning Districts provided that the Home Occupation complies with established performance standards.

This amendment is sponsored by the Planning Board.

iii. PB 2113 ZNG, Amend Zoning Bylaw, to amend Section 10.2: General Definitions, Appendix A: Table of Principle Use Regulations, and Appendix B: Table of Accessory Uses Regulations to define and regulate Restaurant Drive-Through Facilities

To see if the Town will vote to amend Section 10.2, Appendix A, and Appendix B to allow Restaurant Drive-Through Facilities in certain zoning districts by Special Permit from the Planning Board, and related changes.

This amendment is sponsored by the Planning Board.

iv. PB 2114 ZNG, Amend Zoning Bylaw, to update Section 9.5.1: Amendments

That the Town vote to amend the Zoning Bylaw, Section 9.5.1, of the town of Westford to insure the town honors the vote of the Town Meeting for at least two (2) years as shown in the amended text below: “Section 9.5.1 Amendments. No proposed change to this Zoning Bylaw which has been unfavorably acted upon by the Annual Town Meeting shall be considered by the Town Meeting within two (2) years after the date of such unfavorable action-~~unless adoption of the proposed change has been recommended in the final report of the Planning Board to the Town Meeting.~~”

This amendment is by Citizens’ Petition.

v. PB 2115 ZNG, Amend Zoning Bylaw, to Include the Merrill’s Quarry Property within the Senior Residential Multi-Family Overlay District (SRMOD)

To see if the Town will vote to amend the Zoning Bylaw by amending the Westford Board of Assessors’ Zoning Overlay District Map for Senior Residential Multifamily Overlay Districts pursuant to Section 8.4 of the Westford Zoning Bylaw, by adding the following maps and parcels (commonly referred to as Merrill’s Quarry) to be included in said Senior Residential Multifamily Overlay District (SRMOD) MAP: Map 047 Parcel 0023 Lot 0000 & Map 047 Parcel 0044 Lot 0002. Pursuant to Section 8.4.7.1(a) of the Zoning Bylaw, the Planning Board shall also, concurrent with the public hearing on the proposed zoning amendment, conduct its preliminary review of the Conceptual Plan during this hearing, and will consider comments from municipal boards, abutters, and interested citizens.

This amendment is by Citizens’ Petition.

General Business

Review of Draft Minutes: April 20, 2021

Correspondence, Reports and Updates

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/7777058363472430095> 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 (213) 929-4212 and using meeting code 553-580-275.
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 May 3, 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