



**Town of Westford
PLANNING BOARD**

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



MEETING AGENDA

May 18, 2020

7:30 PM Meeting

Via webinar

Please see instructions for participation below

Open Forum

General Business

A. 2020 Hazard Mitigation Plan Update Presentation - Tighe & Bond

The Town of Westford is pleased to share a brief presentation on our community's commitment to creating local resiliency to weather events such as extreme precipitation and flooding, blizzards, drought, and other natural hazards coupled with climate change. Westford was awarded grant funding by the Executive Office of Energy and Environmental Affairs to complete a Community Resilience Building workshop process and prepare a Town-specific Hazard Mitigation Plan update. This presentation will explain the scope of the grant work, review natural hazards that impact Westford and the risk and vulnerability of our facilities, infrastructure, vulnerable populations, and natural resources, and provide an opportunity for your input and questions.

Public Hearing Items

1. PB 1923 DEF SUB SP OSRD SWM - 73 Nutting Road "Wendell Place"

*Public hearing to consider the application of **Kathleen Coyle and William Perry** 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 a twenty-three (23) lot subdivision (Wendell Place). The subject property includes five parcels and is located at **73 Nutting Road** and are identified as Assessor's Map 036 Parcels 0024, 0026, 0027, 0028, and 0029 and lies within the Residence A Zoning District.*

Continued from:

*July 15, 2019
September 9, 2019
October 7, 2019 (No discussion)
October 21, 2019 (No discussion)
November 4, 2019 (No discussion)
November 18, 2019 (No discussion)
December 2, 2019 (No discussion)
December 16, 2019 (No discussion)
January 6, 2020 (No discussion)
February 3, 2020 (No discussion)
March 2, 2020 (No discussion)*

March 16, 2020 (No discussion – meeting canceled)
May 4, 2020

2. PB 2017 MOD DEF SUB – St. Augustine Drive

*Public hearing to consider the application of **Connell Real Estate Trust** for a **Modification to a Definitive Subdivision Plan** in accordance with Section 218-11 of the Subdivision Rules and Regulations to modify a previously approved definitive subdivision to upgrade a portion of the St. Augustine roadway from a minor street to a secondary street to provide improved access to an adjoining subdivision, and to request additional waivers from the construction standards including slopes, tree planting and sidewalks (and any other waivers as may be required under the Town of Westford Subdivision Rules and Regulations). The subject property is identified as **St. Augustine Drive** and lies within the Residence A (RA) zoning district.*

Continued from: April 6, 2020
May 4, 2020

The Applicant has requested postponement without discussion to June 1, 2020

3. PB 2014 PRE SP OSRD – 0, 19, 33 & 35 Hartford Road

*Public hearing to consider the application of **KMR Real Estate, LLC** for a **Preliminary Subdivision Plan Review** in accordance with Section 218-11 of the Subdivision Rules and Regulations, and a **Special Permit for an Open Space Residential Development** in accordance with Section 7.2 of the **Westford Zoning Bylaw** in order to create a subdivision with up to nine (9) lots (and any other permit or relief as may be required under the Town of Westford Zoning or General Bylaws). 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: March 16, 2020 (No discussion – meeting canceled)
April 6, 2020
May 4, 2020 (No discussion)

General Business continued

B. 41 & 43 Lowell Road (DHD Adams Realty Trust) – Lots 2 and 3 on Plan Book 245 Plan 143

Discuss proposal to sell and convert two lots subject to M.G.L. Chapter 61A to residential use and possible recommendation regarding the Town's right of first refusal to purchase

C. BOA 2010 VAR – 0 & 37 Carlisle Road

Non-binding discussion regarding an application to the Board of Appeals by SMurph, LLC for a Variance to allow more than one principal structure per lot (23 dwellings on 2 lots). The property is located at 0 & 37 Carlisle Road in the Residence A Zoning District

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/971738887793286157> 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) 655-0060 and using meeting code 209-554-447.
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 Rebecca Cheney, Town Planner, rcheney@westfordma.gov by 3 pm on May 18, 2020.

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