



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

MEETING AGENDA
May 20, 2019
7:30 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

EXECUTIVE SESSION

To discuss strategy with respect to a possible appeal by the Planning Board of the decision of the Zoning Board of Appeals to grant a variance for the property located at 0 & 37 Carlisle Road. The Chair has determined that an open session may have a detrimental effect on the litigating position of the Planning Board.

Open Forum

Public Hearing Items

1. 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*
- April 1, 2019 (No discussion)*

The Applicant has requested postponement without discussion to a future date

2. 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
April 1, 2019
May 6, 2019 (No discussion)

The Applicant has requested postponement without discussion to June 3, 2019

3. PB 1913 SP CD - Wright Lane & Hildreth Street

Public hearing to consider the application of Beverly Bell Collins for a Special Permit under Section 218-13A(5) of the Subdivision Rules and Regulations to allow for the construction of a common driveway to serve (3) lots (and any other permit or relief as may be required under the Town of Westford Zoning or General Bylaws). The property is located at Wright Lane and the Southeastery Side of Hildreth Street in Residence A (RA) zoning district and is identified as Map 021 Parcel 0095 Lot 0000 and Map 021 Parcel 0105 Lot 0000.

General Business

- A. PB 1917 SWM – Lot 2 Hummingbird Lane - Request for Stormwater Management Permit
- B. PB 1526 SPR WRPOD – Abbott Mill II – Progress report detailing Applicant’s efforts to secure Subsidized Housing Inventory (SHI) designation of the affordable dwelling units
- C. PB 1834 SPR SWM - 19 Littleton Road - Request to endorse final plan set
- D. Discussion regarding approach to amending Subdivision Rules and Regulations

Correspondence, Reports and Updates

Review of Minutes: April 22, 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