



**Town of Westford
PLANNING BOARD**

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

AMENDED MEETING AGENDA

**June 3, 2019
7:30 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886**



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)*
 - May 20, 2019 (No discussion)*

The Applicant has requested postponement without discussion to June 24, 2019

2. PB 1907 SPR SWM – 130 & 134 Littleton Road (Grace Community Church)

*Public hearing to 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
 May 6, 2019 (No discussion)
 May 20, 2019 (No discussion)

3. PB 1915 SP Sign – 174 Littleton Road (CVS Pharmacy/Minute Clinic)

*Public hearing to consider the application of **Poyant Sign** for a **Special Permit** under Section 5.3.11 of the Zoning Bylaw (and any other permit or relief as may be required under the Town of Westford Zoning Bylaw) **to allow for the installation of internally illuminated wall signage on a building that exceeds the 240 s.f. maximum display area size limit.** The subject property is located at **174 Littleton Road (CVS / Minute Clinic)** and is identified as Assessor's Map 017 Parcel 0026 Lot 0000 and lies within the Commercial Highway Zoning District.*

4. 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 Southeasterly 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.*

Continued from: March 20, 2019

General Business

- A. PB 1801 DEF SUB – 19 Lawson Road (Hummingbird Lane) Request to authorize removal of proposed gas line as shown on approved subdivision plan
- B. PB 1918 ANR – 124 Main Street – Hicks Farm – Request for endorsement of an Approval Not Required Plan resulting in a total of six lots
- C. PB 1919 ADM – 174 Littleton Road – Whole Foods (Westford Valley Marketplace) – Request to authorize administrative review and approval of temporary plant displays in Whole Foods parking area
The Applicant has requested to postpone this item to a future meeting date
- D. PB 1327 SPFD DEF SWM – Nicole's Way & PB 1312 SPCD SWM SCE – Priscilla Lane
Discussion and possible action regarding proposal to accept \$12,500.00 upon issuance of the third certificate of occupancy at Nicole's Way as surety for the Priscilla Lane Common Driveway Project (consistent with intent of Memorandum of Agreement between the Town and Developer)
This item has been tabled to a future meeting date
- E. PB 1723 SPR – 22 Town Farm – Request for 120-day extension to install comprehensive signage and to complete drainage repairs
- F. Board appointments & re-organization, review of Planning Board Rules of Procedure

Correspondence, Reports and Updates

Review of Minutes: May 6, 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