



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

## **MEETING AGENDA**

**June 7, 2021**

**7:30 PM Meeting**

**Via webinar**

**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)*
- May 3, 2021 (No discussion)*
- May 17, 2021 (No discussion)*

#### **2. PB 2130 LSPR SWM – 33 Robinson Road**

*Public hearing to consider the application of **Nesra Engineering** for **Limited Site Plan Review of an Exempt Educational Use** in accordance with **Section 9.4.2 of the Westford 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 allow for the renovation of existing tennis courts, construction of three new multi-use tennis courts with six (6) new pickleball courts within them, new bituminous asphalt walkway running between the two courts and around the existing tennis courts connecting them to the school building, and a new parking lot with thirteen (13) spaces at Colonel John Robinson School. The subject property is located at **33 Robinson Road** in the Residence A (RA) zoning district and identified as Assessor's Map 020 Parcel 0102 Lot 0000.*

#### **3. PB 2131 ZNG, Amend Zoning Bylaw, to amend Sections 2.1.1: Establishment, 5.3: Signs, 8: Special Districts, 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 Sections 2.1.1, 5.3, 8, 10.2, Appendix A, and Appendix B of the Westford Zoning Bylaw to allow Restaurant Drive-Through Facilities in certain zoning or zoning overlay districts by Special Permit from the Planning Board, and related changes.*

*This amendment is sponsored by the Planning Board.*

- 4. PB 2127 SWM REGS, Amend Planning Board Rules & Regulations for Stormwater Management**  
*Public hearing to consider amending the Rules & Regulations to reflect the latest United States Environmental Protection Agency (EPA) General Permit for Stormwater Discharges from Small Separate Storm Sewer Systems (MS4 Permit) requirements and keep the town in compliance with its MS4 Permit. Proposed amendments include updates to stormwater management systems design, new development projects and redevelopment projects, and adding low impact development (LID) requirements.*

### **General Business**

- A. Discussion and possible actions regarding June 12, 2021 Annual Town Meeting
- a. PB 2115 ZNG, Amend Zoning Bylaw, to Include the Merrill's Quarry Property within the Senior Residential Multi-Family Overlay District (SRMOD)  
Consider providing an amended recommendation to Town Meeting
  - b. Articles 18, 20, 21, 22 and 23 (Zoning Bylaw Amendments)  
Discussion about meeting logistics such as assignment of speakers to present Planning Board sponsored Articles, providing Planning Board recommendations, etc.

*Review of Draft Minutes:            May 3, 2021  
    May 11, 2021  
    May 17, 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/1386815530849749519>. 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) 655-0052 and using meeting code 209-853-861.
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](mailto:jmorrissette@westfordma.gov) by 2 pm on June 7, 2021.

<p>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 <a href="mailto:etoothaker@westfordma.gov">etoothaker@westfordma.gov</a></p>
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