



**Town of Westford
PLANNING BOARD**

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

MEETING AGENDA

July 6, 2020

7:30 PM Meeting

Via webinar

Please see instructions for participation below

Open Forum

Public Hearing Items

1. 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
May 18, 2020 (No discussion)
June 1, 2020 (No discussion)
June 15, 2020

2. 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
May 18, 2020
June 1, 2020 (No discussion)
June 15, 2020 (No discussion)

3. PB 2021 SPR SP WRPOD – 65 Powers Road

Public hearing to consider the application of **Bergeron Machine, Inc.** for **Site Plan Review** in accordance with Section 9.4.1 of the Westford Zoning Bylaw to construct a 2,000 SF addition, and a **Special Permit** under Section 5.1.4 **for a reduction in required parking spaces (33 proposed whereas 44 is required)**, and a **Special Permit** in accordance with Section 8.1.7.2(3)(a) (Water Resource Protection Overlay District) **to render impervious more than 15% of the lot** (and any other relief as may be required under the Town of Westford Zoning Bylaw). The subject property is located at **65 Powers Road** and lies within the Industrial A (IA) zoning district and a Zone II Water Resource Protection Overlay District, and is identified as Assessor's Map 005 Parcel 0012 Lot 0000.

Continued from: June 1, 2020

The Applicant has requested to continue to the August 3, 2020 meeting

4. PB 2023 SPR PSSF – 51 & 53 Main Street

Public hearing to consider the application of **the Town of Westford** for **Site Plan Review** in accordance with Section 9.4.1 of the Westford Zoning Bylaw **to construct a freestanding Public Safety Service Facility (PSSF) tower (65' in height) surrounded by a 6' tall chain link security fence** (and any other relief as may be required under the Town of Westford Zoning Bylaw). The subject property is located at **51 and 53 Main Street (Westford Police Department)** and lies within the Residence A (RA) zoning district and a Zone III Water Resource Protection Overlay District, and is identified as Assessor's Map 059 Parcel 0047 Lot 0000.

General Business

- A. PB 2017 MOD DEF SUB – Request to release remaining subdivision bond held for St. Augustine Drive from STA 0+00 to STA 8+00
- B. PB 1917 SWM – 2 Hummingbird Lane – Request to authorize Planning Department sign-off for the Certificate of Occupancy where the as-built plan is inconsistent with the approved plan
- C. PB 2010 DEF SUB – 17 Milot Road (“Cricket Lane”)
 - a. Request to establish a covenant pursuant to MGL Chapter 41 Section 81U
 - b. Request for endorsement of final subdivision plans
- D. Proposed Zoning Bylaw Amendments – Discussion regarding zoning bylaw amendments previously sponsored by the Board for consideration at the 2020 Annual Town Meeting, and rescheduling of said amendments to the Fall 2020 Special Town Meeting due to COVID-19
- E. Discussion regarding potential additional zoning bylaw amendments including, but not limited to, authorizing drive-throughs for restaurant facilities
- F. Board re-organization and appointments, review of Planning Board Rules and Regulations

Correspondence, Reports and Updates

Review of Minutes: June 1, 2020

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.

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/7370449061233954315> 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 460-018-229.
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 July 6, 2020.

<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 etoothaker@westfordma.gov</p>
