



**Town of Westford
PLANNING BOARD**

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

MEETING AGENDA

August 3, 2020

7:30 PM Meeting

Via webinar

Please see instructions for participation below

Open Forum

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
- May 18, 2020
- June 1, 2020 (No discussion)
- June 15, 2020 (No discussion)
- July 6, 2020

2. 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.

3. 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)** (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.

Continued from: July 6, 2020

4. PB 2024 SP OSRD DEF SUB – 0, 19, 33 & 35 Hartford Road

Public hearing to consider the application of **KMR Real Estate, LLC** for approval of a **Definitive Subdivision Plan** 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 7.1 of the Zoning Bylaw** 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 (Colonel Rolls Drive). 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.

General Business

- A. PB 2013 DEF SUB SWM – 15 Chamberlain Road and an unnumbered parcel – Request for endorsement of final subdivision plans
- B. PB 1903 MOD DEF SUB – Bluebird Estates Jennie Richards Road – Request for release of remaining bond monies
- C. Lakeside Meadows – Request to modify previously approved conditions of approval related to water quality testing
- D. Discussion of proposed Zoning Bylaw amendment pertaining to drive-through facilities

Correspondence, Reports and Updates

Review of Minutes: June 15, 2020
July 6, 2020

Instructions for participation:

Options available to access the Planning Board meeting remotely:

- 1. Register to watch the meeting through the GotoWebinar website at: <https://attendeegotowebinar.com/register/2853517855687338255> 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 (914) 614-3221 and using meeting code 549-604-680.
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 August 3, 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