



**Town of Westford  
PLANNING BOARD**

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

**AMENDED MEETING AGENDA**

**August 5, 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)*
- June 3, 2019 (No discussion)*
- June 24, 2019*
- July 15, 2019 (No discussion)*

**2. PB 1924 SPR SWM – 21 & 23 Carlisle Road**

*Public hearing to consider the application of **Clark Property Development, Inc.** for **Site Plan Review** in accordance with **Section 9.4** of the Town of Westford Zoning Bylaw to allow for 16 principal structures containing a total of 24 units on two lots with associated parking and utilities, and a **Stormwater Management Permit** in accordance with **Chapter 147** 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 subject property is located at **21 & 23 Carlisle Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 017 Parcels 0071 & 0072 Lots 0000.*

*Continued from: July 15, 2019*

*The Applicant has requested postponement without discussion to the September 9, 2019 meeting.*

**3. PB 1926 SPR – 6 Elliot Road**

*Public hearing to consider the application of **Brian Lafferty of Empire Management Corporation** for **Site Plan Review** in accordance with **Section 9.4.1** to allow for the demolition of a single-family dwelling and the construction of a 3,976 SF building for retrofitting municipal vehicles, and associated parking and utilities (and any other permit or relief as may be required under the Town of Westford Zoning or General Bylaws). The property is located at **6 Elliot Road** within the Commercial Highway (CH) zoning district, a Zone III Water Resource Protection Overlay District, and is identified as Map 011 Parcel 0002 Lot 0000.*

**4. PB 1927 LSPR – 199 Millstone Road, MIT Lincoln Lab**

*Public hearing to consider the application of **Paul Schuman of Simpson Gumpertz & Heger, Inc.** for **Limited Site Plan Review of an Exempt Educational Use** in accordance with Section 9.4.2 of the Town of Westford Zoning Bylaw to allow for the construction of a 6,440 SF transmitter equipment shelter addition and associated utilities (and any other permit or relief as may be required under the Town of Westford Zoning or General Bylaws). The property is located at **199 Millstone Road** within the Residence A (RA) zoning district, a Zone III Water Resource Protection Overlay District, and is identified as Map 039 Parcel 0007 Lot 0000.*

**General Business**

A. PB 1913 SP Common Driveway – Wright Lane – Request to approve Form E Covenant

**Correspondence, Reports and Updates**

*Review of Minutes: June 24, 2019*

**EXECUTIVE SESSION**

*Pursuant to M.G.L. c.30A, Section 21(a)(3), an Executive Session for the purpose of discussing strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair of the Planning Board so declares with respect to the following cases:*

***Commonwealth of Massachusetts Land Court C.A. NO. 19 MISC 000335***

***(Relative to PB 1801 DEF SUB SWM – Hummingbird Lane)***

***Lawrence & Pamela Bucci v. Town of Westford Planning Board and Lindsey & William Campbell***

***Commonwealth of Massachusetts Land Court C.A. NO. 19 MISC  
(Relative to BOA 1826 VAR – 0 & 37 Carlisle Road) Town of Westford Planning Board v. Town of  
Westford Zoning Board of Appeals & SMurph, LLC.***

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](mailto:etoothaker@westfordma.gov)