



**Town of Westford
PLANNING BOARD**

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



**MEETING AGENDA
September 9, 2019
7:30 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886**

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 case:

***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.***

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)
August 5, 2019

The Applicant has requested postponement without discussion to the September 23, 2019 meeting.

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
August 5, 2019 (No discussion)

The Applicant has requested postponement without discussion to the September 23, 2019 meeting.

3. PB 1921 SP CD ANR SWM – 1 & 2 Pacific Lane and Hildreth Street

Public hearing to consider the application of **Ellen Leckband and Joyce Ryder** for a **Special Permit under Appendix B: Table of Accessory Use Regulations** to allow for the construction of a **Common Driveway** to serve (3) lots 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 property is located at **1 and 2 Pacific Lane, and the northwesterly side of Hildreth Street** in the Residence A (RA) zoning district. The property is identified as Map 021 Parcels 0074 and 0075 Lots 0000 and Map 021 Parcel 0086 Lot 0002.

Continued from: July 15, 2019

The Applicant has requested postponement without discussion to the September 23, 2019 meeting.

4. PB 1929 SP Sign – 174 Littleton Road (Westford Family Dental)

Public hearing to consider the application of **Express Sign and Graphics** for a **Special Permit** under Section 5.3.11 of the Zoning Bylaw to allow the installation of **internally illuminated wall signage that in combination with existing wall signs in a multi-tenanted plaza exceeds the maximum display area per building of 240 SF** (and any other permit or relief as may be required under the Town of Westford Zoning Bylaw). The subject property is located at **174 Littleton Road (Westford Family Dental)** and is identified as Assessor's Map 017 Parcel 0026 Lot 0000 and lies within the Commercial Highway Zoning District.

5. **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

6. **PB 1930 SPR PWSF – 11 Brookside Road**
Public hearing to consider the application of EIP Communications I, LLC for Site Plan Review in accordance with Section 9.4 of the Zoning Bylaw to allow for the construction of a personal wireless service facility (cellular tower) consisting of a 116-foot tall monopole tower with associated antennae, electronic equipment, and faux tree branch camouflage, with ground-based equipment contained within a fenced compound, to facilitate the provision of personal wireless services by T-Mobile (and other providers that may co-locate) to remedy a substantial coverage gap in the area of the proposed facility and any other permit or relief as may be required under the Town of Westford Zoning Bylaws. The subject property is located at 11 Brookside Road (H.E. Fletcher Social and Athletic Club) and is identified as Assessor’s Map 038 Parcel 0022 Lot 0000 and Assessor’s Map 038 Parcel 0023 Lot 0000 and is located within the Residence A (RA) zoning district and Water Resource Protection Overlay District Zone II (WRPOD II).

General Business

- A. PB 1801 DEF SUB SWM – Hummingbird Lane
 - 1) Request to amend Stormwater Management Permit as it pertains to Lot 3
 - 2) Discussion and possible action regarding Interim As-Built Plan for Hummingbird Lane
 - 3) Request to modify approved planting plan
 - 4) Request for Bond Reduction
- B. Discussion and possible action regarding the establishment of a Working Group to propose amendments to the Subdivision Rules and Regulations for consideration by the Board
- C. PB07001 – DEF SP OSRP – Weetamoo Estates III – Request to not install curbing around landscaped center island of cul-de-sac turnaround
- D. Review draft 2020 meeting dates and deadlines

Correspondence, Reports and Updates

*Review of Minutes: July 15, 2019
August 5, 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