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

MEETING AGENDA
March 16, 2020
7:30 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

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Open Forum

Public Hearing Items

1. **PB 2011 SP Sign – 179 Littleton Road (Gulf Station)**
   *Public hearing to consider the application of **PAULEO, LLC** for a **Special Permit** under Section 5.3.5.11 of the Zoning Bylaw (and any other permit or relief as may be required under the Town of Westford Zoning Bylaw) **to allow for replacement of an existing pole sign to include illuminated pricing components.** The property is located at **179 Littleton Road** (Gulf Station) in the Commercial Highway zoning district and the Minot's Corner Overlay District and is identified as Assessor Map 017 Parcel 0012 Lot 0000.*

   Continued from: March 2, 2020 (No discussion)

2. **PB 2013 DEF SUB SWM – 15 Chamberlain Road and unnumbered parcel**
   *Public hearing to consider the application of **DECA Corporation** for a **Definitive Subdivision** to create a two (2) lot subdivision in accordance with **Section 218-10 of the Subdivision Rules and Regulations,** and a **Stormwater Management Permit** in accordance with **Chapter 147.4** 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 **15 Chamberlain Road and an unnumbered parcel** within the Residence A zoning district and is identified as Assessor's Map 038 Parcel 0005 Lot 0000 and Map 0032 Parcel 0056 Lot 0000.*

3. **PB 2014 PRE SP OSRD – 0, 19, 33 & 35 Hartford Road**
   *Public hearing to consider the application of **KMR Real Estate, LLC** for a for a **Preliminary Subdivision Plan Review** 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 7.2 of the Westford Zoning Bylaw** in order to create a subdivision with up to nine (9) lots (and any other permit or relief as may be required under the Town of Westford Zoning or General Bylaws). 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.*

3. **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)

The Applicant has requested postponement without discussion to May 4, 2020

4. **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
November 5, 2018 (No discussion)
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
September 9, 2019 (No discussion)
October 7, 2019
November 18, 2019 (No discussion)
December 2, 2019 (No discussion)
December 16, 2019 (No discussion)
January 6, 2020 (No discussion)
January 27, 2020
March 2, 2020 (No discussion)
March 16, 2020 (No discussion)

The Applicant has requested postponement without discussion to March 23, 2020

General Business

Correspondence, Reports and Updates

Review of Minutes: *February 23, 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