



**Town of Westford
PLANNING BOARD**

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

MEETING AGENDA

March 18, 2019

7:30 PM Meeting

**Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886**

RECEIVED

MAR 14 2019

TOWN CLERK
WESTFORD

7:30 PM Open Forum

Public Hearing Items

- 1. PB 1907 SPR SWM – 130 & 134 Littleton Road (Grace Community Church)**
Public hearing consider the application of Benjamin Herter, DSK Architects + Planners for Site Plan Review of an Exempt Religious Use in accordance with Section 9.4.2 to allow for the construction of a church building and associated parking and utilities, 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 130 & 134 Littleton Road within the Commercial Highway (CH) and Residence A (RA) zoning district and is identified as Map 017 Parcel 0021 Lot 0000 and Map 017 Parcel 0022 Lot 0000.

Continued from: March 4, 2019

- 2. PB 1832 SPR SWM – 19 Littleton Road**
Public hearing to consider the application of Emanouil Enterprises, LLC for Site Plan Review in accordance with Section 9.4 to allow for the construction of sixteen dwelling units in five buildings and associated parking and utilities, 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 19 Littleton Road within the Commercial Highway (CH) and Residence A (RA) zoning districts and is identified as Map 023 Parcel 0040 Lot 0000.

*Continued from: January 7, 2019
February 4, 2019
February 25, 2019 (postponed without discussion)
March 4, 2019*

- 3. 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)*

General Business

- A. *PB 1908 ANR – “Sugar Maple Lane” and Powers Road – Approval Not Required Plan Map 011 Parcel 0048 Lot 0000 – Proposes to divide the existing lot into a total of two lots*
- B. *PB 1909 ANR – Lowell & Providence Roads – DHD Adams Realty Trust – Approval Not Required Plan Map 032 Parcel 0084 Lot 0000 – Proposes to divide the existing lot into a total of three lots and one unbuildable parcel*
- C. *PB 1526 SP MCODE SPR – Abbot Mill Phase II – Progress report detailing Applicant's efforts securing Subsidized Housing Inventory (SHI) designation of the affordable dwelling units*
- D. *PB 1504 SPMCP SPR – 540 Groton Road, LLC – Declaration of Covenants and Restrictions The purpose is to ensure that the commitments and requirements of the Settlement Agreement are enforceable against future owners of the property*
- E. *Municipal Vulnerability Program Grant Application – Request for letter of support*

Correspondence, Reports and Updates

Reminder - Conflict of Interest Law Education Requirements

Review of Minutes: *February 4, 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