



**Town of Westford
PLANNING BOARD**

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

MEETING AGENDA

May 4, 2020

7:30 PM Meeting

Via webinar

Please see instructions for participation below

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*
- 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 – meeting canceled)
March 23, 2020 (No discussion – meeting canceled)
April 6, 2020

2. PB 2017 MOD DEF SUB – St. Augustine Drive

*Public hearing to consider the application of **Connell Real Estate Trust** for a **Modification to a Definitive Subdivision Plan** in accordance with Section 218-11 of the Subdivision Rules and Regulations to modify a previously approved definitive subdivision to upgrade a portion of the St. Augustine roadway from a minor street to a secondary street to provide improved access to an adjoining subdivision, and to request additional waivers from the construction standards including slopes, tree planting and sidewalks (and any other waivers as may be required under the Town of Westford Subdivision Rules and Regulations). The subject property is identified as **St. Augustine Drive** and lies within the Residence A (RA) zoning district.*

Continued from: April 6, 2020

General Business

A. PB 1801 DEF SUB - Hummingbird Lane – Discussion and possible action regarding correspondence received from Attorney Tymann on behalf of the owners of 1 Hummingbird Lane, and 15 and 16 Lawson Road

Public Hearing Items continued

3. 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.*

*Continued from: March 16, 2020 (No discussion – meeting canceled)
April 6, 2020*

4. PB 2010 DEF SUB SWM SP WRPOD – 17 Milot Road

*Public hearing to consider the application of **Walter Eriksen of Applewood Construction Corp.** for a **Definitive Subdivision** to create a two (2) lot subdivision in accordance with **Section 218-10 of the Subdivision Rules and Regulations**, 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 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 **17 Milot Road** within the Residence A zoning district and a Zone II Water Resource Protection Overlay District, and is identified as Assessor's Map 025 Parcel 0089 Lot 0000.

Continued from: March 2, 2020
 April 6, 2020

5. 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.

Continued from: March 16, 2020 (No discussion – meeting canceled)
 April 6, 2020

The Applicant has requested postponement to the May 18, 2020 meeting

6. 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)

General Business continued

- B. PB 1923 SPR – 21 & 23 Carlisle Road** – Request for review and approval of location change for drainage infrastructure
- C. PB 2018 ANR – 63 North Main Street** – Request for endorsement of an Approval Not Required (ANR) Plan in support of a lot line adjustment with 29 Hillside Avenue
- D. 41 & 43 Lowell Road (DHD Adams Realty Trust) – Lots 2 and 3 on Plan Book 245 Plan 143**
Discuss proposal to sell and convert two lots subject to M.G.L. Chapter 61A to residential use and possible recommendation regarding the Town’s right of first refusal to purchase
- E. PB 2019 ADM – 142 Littleton Road – Craft Beer Cellar** – Request for Administrative Review and Approval of a change in use at Units 3 & 4 from restaurant to retail in support of an expansion to Craft Beer Cellar
- F. PB 2020 ANR – Flushing Pond** (Map 076, Parcels 0025 & 0026) – Request for endorsement of an Approval Not Required (ANR) Plan to redivide two parcels into a total of three parcels
- G. BOA 2010 VAR – 0 & 37 Carlisle Road**
Nonbinding discussion regarding an application to the Board of Appeals by SMurph, LLC for a Variance to allow more than one principal structure per lot (23 dwellings on 2 lots). The property is located at 0 & 37 Carlisle Road in the Residence A Zoning District

Correspondence, Reports and Updates

Review of Minutes: April 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://attendee.gotowebinar.com/register/101322602048902157> 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 (213) 929-4212 and using meeting code 706-111-725
3. WCAT will be broadcasting the meeting live on channels 9 (Comcast) and 34 (Verizon). They also will be streaming the video online. 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 May 4, 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