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

RECEIVED
MAY 28 2020
TOWN CLERK
WESTFORD

MEETING AGENDA
June 1, 2020
7:30 PM Meeting
Via webinar
Please see instructions for participation below

Open Forum

Public Hearing Items

1. **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*
   May 4, 2020
   May 18, 2020 (No discussion)

   The Applicant has requested postponement to the June 15, 2020 meeting

2. **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)
May 4, 2020
May 18, 2020

The Applicant has requested postponement to the June 15, 2020 meeting

3. **PB 2021 SPR SP WRPOD – 65 Powers Road**
Public hearing to consider the application of ***Bergeron Machine, Inc.*** *for* ***Site Plan Review*** *in accordance with Section 9.4.1 of the Westford Zoning Bylaw to construct a 2,000 SF addition, and a* ***Special Permit*** *under Section 5.1.4* ***for a reduction in required parking spaces (33 proposed whereas 44 is required),*** *and 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 any other relief as may be required under the Town of Westford Zoning Bylaw). The subject property is located at* ***65 Powers Road*** *and lies within the Industrial A (IA) zoning district and a Zone II Water Resource Protection Overlay District, and is identified as Assessor's Map 005 Parcel 0012 Lot 0000.*

4. **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
May 4, 2020 (No discussion)
May 18, 2020

General Business

A. PB 1801 DEF SUB– Hummingbird Lane – Discussion and possible action regarding paving plan for Hummingbird Lane, and request to remove erosion controls along roadway and Lot 3 (4 Hummingbird Lane)
B. PB 1312 SPCD - Priscilla Lane Common Driveway – Request to pay contractor from available surety funds
C. Discussion and possible action regarding appointing a Planning Board member to the Stormwater Panel assembled at the request of the Board of Selectmen to hear certain appeals for credit applications and relief from the new Stormwater Enterprise fee
D. Request for favorable recommendation to use monies from available gift funds for design of Route 110 widening

Correspondence, Reports and Updates

Review of Minutes: *May 4, 2020*
May 14, 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/4833214928695674127 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 (562) 247-8321 and using meeting code 463-971-808.

3. WCAT will record the meeting and it will be available within a few days of the meeting date. 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 June 1, 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