



Departments of Zoning, Planning,
Permitting, Conservation and Building
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TO: Planning Board & Board of Appeals
FROM: Angus Jennings AICP, Director of Land Use Management
DATE: August 17, 2012
RE: Discussion item re Minot's Corner project

The MassDOT Minot's Corner project will soon go out to bid.

As part of the planning process for post-construction conditions, my office requested that the GIS Coordinator produce the attached base map to better convey the impact of the road work on the existing landscaping. The Engineering Department conducted additional field reconnaissance regarding the several street trees that will be removed due to land takings and roadway widening. We are working with the design engineer to understand the land taking process – to which the town is not a party – and whether and to what extent trees are expected to be replaced.

My office is considering steps that may be taken, whether through public or private action, or both, that would improve the post-construction aesthetic along this portion of the Route 110 corridor. Because this is a State-owned road and State- and Federal-funded project, any such actions will likely require significant cooperation and coordination from key parties. In particular, because of the impacts of the takings on specific properties, combined with the parking ratios and other dimensional standards imposed by the Zoning Bylaw, I anticipate that some zoning relief may well be required in order to advance a positive aesthetic outcome.

Provided adequate time on Monday's Planning Board agenda, I will provide further update on this issue at that time. This will also be discussed at the Board of Appeals meeting on Wednesday.

Thanks.

cc: Town Manager

TREE PHOTO LOG
MINOT'S CORNER – LITTLETON ROAD (ROUTE 110)
Date: July 25, 2012

| PHOTO NUMBER* | LOCATION |
|------------------------|--|
| 1 – 7 | Glenborough Properties, L.P. (aka Normandy) (Station 16+80 R to 18+50 R)+/- |
| 8 - 12 | Rite Aid (Station 19+35 R)+/- |
| 13 – 23 & 80 | Cumberland Farms (Station 21+00 R to 23+00 R)+/- |
| 24 – 32 | Westford Valley Market Place (Station 23+50 R to 26+25 R)+/- |
| 33 – 34 | Westford Valley Market Place (Station 28+00 R)+/- |
| 35 – 37 | Westford Valley Market Place (Station 31+25 R)+/- |
| 38 – 41 | Westford Valley Market Place (Station 32+25 R)+/- |
| 42 – 57, 60 – 63, & 91 | Westford Valley Market Place (Station 34+50 to 38+00 R)+/- |
| 58 - 59 | Chili's (Station 40+50 L)+/- |
| 64 - 65 | Walgreens / British Beer Company (Station 37+50 L)+/- |
| 66 – 68 | McDonald's (Station 33+50 L)+/- |
| 70 -73 | Westford Plaza (Station 24+00 to 26+00 L)+/- |
| 74 – 79 | Gulf Station (21+50 to 24+00 L)+/- |
| 81 - 95 | Miscellaneous Corridor Photos |

* Photo numbers above do not include the full electronic file name. (Example: The electronic file name for Photo 1 is P7240001.jpg, for Photo 2 it is P7240002.jpg, etc.)

