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CITIZENS' PETITION

2017 JAN 17 PM 3: 51

The undersigned registered voters of the Town of Westford hereby petition the Board of Selectmen of the Town of Westford, in accordance with the provisions of Massachusetts General Laws Chapter 39, Section 10, to place the following Article on the Warrant for the 2017 Annual Town Meeting:

To see if the Town will vote to authorize the Board of Selectmen to amend the Agricultural Preservation Restriction recorded with Middlesex North District Registry of Deeds in Book 10124, Page 169 ("APR 3") and on file with the Town Clerk, in accordance with the agreement by and between the Town of Westford acting by and through its Board of Selectmen, a municipal corporation with a business address of 55 Main Street, Westford, Massachusetts and Westford Gateway, LLC, a Massachusetts limited liability company with a business address of 31 Progress Ave, Tyngsborough, Massachusetts, as successor in title to Ebrahim Masalehdan, which agreement is dated January 12, 2016, and as most recently amended. The two proposed amendments are as follows:

1. Add the following new subparagraph (7) to Article III, Section A, to allow the property owner to make the following use of the subject property:

(7) The construction and operation of up to a 8,130 gross square foot building footprint farm to table restaurant with no more than 14,976 sq. ft of gross occupied floor area with related parking and utilities (including storm water management features and a septic system), to be used for restaurant purposes, as shown on the conceptual plan attached hereto and on file with the Town Clerk, provided that said use is related to and in support of the agricultural uses of the two contiguous parcels, which are described in the deeds recorded at the Middlesex North Registry of Deeds at Book 2201, page 621 and Book 2421, Page 433. The exercise of the rights retained in this paragraph are expressly contingent upon the aforementioned contiguous parcels being actively engaged in agricultural use and said rights shall be forfeited if the use of said contiguous parcels is abandoned or changed. If the Grantor exercises the rights retained in this paragraph, there will be no change in use or transfer of any interest in the Premises without the express written approval of the Grantee.

2. Add the following to the end of subparagraph 2 of paragraph A of the Right of First Refusal attached to APR 3:

provided, however, that if the Grantor has exercised the rights retained in Article III(A)(7) of the Agricultural Preservation Restriction, as amended, and in the event that such written notice of a bona fide offer is provided to the Grantee within five (5) years of the issuance of a permanent Certificate of Occupancy by the Town of Westford for the use described in said Article III(A)(7) of the Agricultural Preservation Restriction, as amended, the Grantor shall offer to sell the Premises to the Grantee at the fair market value of the Premises as

agricultural land, as determined by a Massachusetts Certified Real Estate Appraiser chosen by the Grantor and Grantee.

And further to authorize the Board of Selectmen to take all actions, enter into all agreements and execute on behalf of the Town any and all documents as may be necessary or convenient to effectuate the purposes of this Article;

Or act in relation thereto.

NAME

STREET NUMBER & STREET NAME

Nicole Dee Nicole Dee

(print name)

(sign name)

61  
(no)

Tadmuck Rd.  
(street name)

PAUL COFFEY Paul Coffey

(print name)

(sign name)

23  
(no)

PHILIPS DRIVE  
(street name)

Jim Gunning Jim Gunning

(print name)

(sign name)

23  
(no)

Primrose St.  
(street name)

JOHN KENNY John Kenny

(print name)

(sign name)

4  
(no)

Steven Cir.  
(street name)

DEBORAH KENNY Deborah Kenny

(print name)

(sign name)

4  
(no)

STEVEN CIRCLE  
(street name)

Richard Hoebke Richard Hoebke

(print name)

(sign name)

28  
(no)

Maple Road  
(street name)

~~BARBARA HOEBKE~~ Barbara Hoebke

(print name)

(sign name)

28  
(no)

MAPLE ROAD  
(street name)

Brian Heath Brian Heath

(print name)

(sign name)

2  
(no)

MOUNTAINVIEW LN  
(street name)

Diana Heath Diana B. Heath

(print name)

(sign name)

2  
(no)

Mountainview Ln  
(street name)

James Beckwith James Beckwith

(print name)

(sign name)

61  
(no)

TADMUCK  
(street name)

Nancy Beckwith (print name) Nancy Beckwith (sign name) 49 (no) As much (street name)

Fayssal Merhi (print name) Fayssal Merhi (sign name) 3 (no) Leighton Way (street name)

Ann Bennett (print name) Ann Bennett (sign name) 9 (no) Orchard Street (street name)

Brian Star (print name) Brian Star (sign name) 12 (no) Lynwood Lane (street name)

Mirna Merhi (print name) Mirna (sign name) 3 (no) Leighton Way (street name)

Pradeep (print name) Pradeep (sign name) 3 (no) Westford (Croton Rd) (street name)

Euph J. J. J. (print name) Euph J. J. J. (sign name) 7 (no) Cross St (street name)

Chelliah (print name) Chelliah (sign name) 262 (no) Croton Rd Westford MA 01886 (street name)

Matthew Higgins (print name) Matthew Higgins (sign name) 4 (no) Unicorn Drive (street name)

Sanjay Shinde (print name) Sanjay Shinde (sign name) 15 (no) Long Sought for Bond Rd. Westford (street name)

\_\_\_\_ (print name) \_\_\_\_\_ (sign name) \_\_\_\_\_ (no) \_\_\_\_\_ (street name)

\_\_\_\_ (print name) \_\_\_\_\_ (sign name) \_\_\_\_\_ (no) \_\_\_\_\_ (street name)

\_\_\_\_ (print name) \_\_\_\_\_ (sign name) \_\_\_\_\_ (no) \_\_\_\_\_ (street name)

\_\_\_\_ (print name) \_\_\_\_\_ (sign name) \_\_\_\_\_ (no) \_\_\_\_\_ (street name)