



**Town of Westford
PLANNING BOARD**

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

AMENDED MEETING AGENDA

October 21, 2019

7:30 PM Meeting

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



Open Forum

Public Hearing Items

1. 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)*

The Applicant has requested postponement without discussion to the November 4, 2019 meeting.

1. PB 1927 LSPR – 199 Millstone Road, MIT Lincoln Lab

Public hearing to consider the application of Paul Schuman of Simpson Gumpertz & Heger, Inc. for Limited Site Plan Review of an Exempt Educational Use in accordance with Section 9.4.2 of the Town of Westford Zoning Bylaw to allow for the construction of a 6,440 SF transmitter equipment shelter addition and associated utilities (and any other permit or relief as may be required under the Town of Westford Zoning or General Bylaws). The property is located at 199 Millstone Road within the Residence A (RA) zoning district, a Zone III Water Resource Protection Overlay District, and is identified as Map 039 Parcel 0007 Lot 0000.

*Continued from: August 5, 2019
October 7, 2019*

2. PB 1926 SPR – 6 Elliott Road

Public hearing to consider the application of Brian Lafferty of Empire Management Corporation for Site Plan Review in accordance with Section 9.4.1 to allow for the demolition of a single-family dwelling and the construction of a 3,976 SF building for retrofitting municipal vehicles, and

associated parking and utilities (and any other permit or relief as may be required under the Town of Westford Zoning or General Bylaws). The property is located at **6 Elliott Road** within the Commercial Highway (CH) zoning district, a Zone III Water Resource Protection Overlay District, and is identified as Map 011 Parcel 0002 Lot 0000.

Continued from: August 5, 2019
September 23, 2019 (No discussion)
October 7, 2019

3. PB 1934 SP Sign – 160 & 174 Littleton Road (Westford Valley Marketplace)

Public hearing to consider the application of **The Wilder Companies** for a **Special Permit** in accordance with **Section 5.3.11** of the Zoning Bylaw (and any other permit or relief as may be required under the Town of Westford Zoning or General Bylaws) **to establish a maximum display area for signage on a building that currently exceeds the 240 SF maximum display area limit per building and to allow four (4) ground signs for improved wayfinding within the site.** The property is located at **160 & 174 Littleton Road** within the Commercial Highway (CH) zoning district, the Minot's Corner Overlay District, and is identified as Map 017 Parcels 0024 & 0026 Lot 0000.

4. PB 1931 PRE – 17 Milot Road

Public hearing to consider the application of **Walter Eriksen of Applewood Construction Corp.** for a **Preliminary Subdivision** to create a two (2) lot subdivision in accordance with **Section 218-10 of the Subdivision Rules and Regulations.** 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: September 23, 2019 (No discussion)
October 7, 2019

5. PB 1933 SPR – 400 Littleton Road, Kimball Farm

Public hearing to consider the application of **Peter Kimball of Kimball Farm Inc.** for **Site Plan Review** in accordance with **Section 9.4.1 to allow for the construction of a 2,200 SF grill shack building with 840 SF of deck** (and any other permit or relief as may be required under the Town of Westford Zoning or General Bylaws). The property is located at **400 Littleton Road** within the Commercial Highway (CH), Industrial Highway (IH), and Residence A (RA) zoning districts, a Zone III Water Resource Protection Overlay District, and is identified as Map 010 Parcel 0001 Lot 0000.

Continued from: October 7, 2019 (No discussion)

General Business

A. PB 1426 SWM – 103 Lowell Road – Request to amend Stormwater Management Permit

Correspondence, Reports and Updates

Review of Minutes: September 23, 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