



**Town of Westford
PLANNING BOARD**

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

AMENDED MEETING AGENDA

June 24, 2019

7:30 PM Meeting

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



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*
- 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)*

2. PB 1907 SPR SWM – 130 & 134 Littleton Road (Grace Community Church)

*Public hearing to consider the application of **Benjamin Herter, DSK Architects + Planners** for **Site Plan Review of an Exempt Religious Use** in accordance with Section 9.4.2 to allow for the construction of a church building and associated parking and utilities, 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 **130 & 134 Littleton Road** within the Commercial Highway (CH) and Residence A (RA) zoning district and is identified as Map 017 Parcel 0021 Lot 0000 and Map 017 Parcel 0022 Lot 0000.

Continued from: March 4, 2019
 March 18, 2019
 May 6, 2019 (No discussion)
 May 20, 2019 (No discussion)
 June 3, 2019

General Business

- A. PB 1813 SPR – 12 St. Augustine Road – Request to review status of faux tree branch camouflage removal from cell tower
- ~~B. PB 1327 SPFD DEF SWM – Nicole’s Way & PB 1312 SPCD SWM SCE – Priscilla Lane~~
Discussion and possible action regarding proposal to accept \$12,500.00 upon issuance of the third certificate of occupancy at Nicole’s Way as surety for the Priscilla Lane Common Driveway Project (consistent with intent of Memorandum of Agreement between the Town and Developer)
This item has been tabled to a future meeting date.
- C. Board re-organization, review of Planning Board Rules of Procedure

Correspondence, Reports and Updates

Review of Minutes: May 20, 2019

EXECUTIVE SESSION

Pursuant to M.G.L. c.30A, Section 21(a)(3), an Executive Session for the purpose of discussing mediation and settlement strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair of the Planning Board so declares with respect to the following case:

***Commonwealth of Massachusetts Land Court C.A. NO. 19 MISC
(Relative to BOA 1826 VAR – 0 & 37 Carlisle Road) Town of Westford Planning Board v. Town of Westford Zoning Board of Appeals & SMurph, LLC.***

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