



**Town of Westford
PLANNING BOARD**

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

AMENDED MEETING AGENDA
July 15, 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)*
 - June 24, 2019*

The Applicant has requested postponement without discussion to the August 5, 2019 meeting

2. **PB 1921 SP CD ANR SWM – 1 & 2 Pacific Lane and Hildreth Street**
*Public hearing to consider the application of **Ellen Leckband and Joyce Ryder** for a **Special Permit under Appendix B: Table of Accessory Use Regulations** to allow for the construction of a **Common Driveway to serve (3) lots** and a **Stormwater Management Permit** in accordance with **Chapter 147** 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 **1 and 2 Pacific Lane, and the northwesterly side of Hildreth Street** in the Residence A (RA) zoning district. The property is identified as Map 021 Parcels 0074 and 0075 Lots 0000 and Map 021 Parcel 0086 Lot 0002.*

3. **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.*

4. **PB 1922 SP WRPOD – 3 & 5 Beacon Street and 55 River Street**
*Public hearing to consider the application of **Granite Bridge, LLC** for 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 permit or relief as may be required under the Town of Westford Zoning Bylaws). The subject property is located at **3 & 5 Beacon Street and 55 River Street** in the Residence B zoning district and a Zone II Water Resource Protection Overlay District, and is identified as Assessor Map 030 Parcel 0048 Lot 0000.*

5. **PB 1924 SPR SWM – 21 & 23 Carlisle Road**
*Public hearing to consider the application of **Clark Property Development, Inc.** for **Site Plan Review** in accordance with **Section 9.4** of the Town of Westford Zoning Bylaw to allow for 16 principal structures containing a total of 24 units on two lots with associated parking and utilities, and a **Stormwater Management Permit** in accordance with **Chapter 147** 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 subject property is located at **21 & 23 Carlisle Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 017 Parcels 0071 & 0072 Lots 0000.*

6. **PB 1925 SP Sign – 174 Littleton Road**
*Public hearing to consider the application of **Iverson Guo** for a **Special Permit** under **Section 5.3.11** of the Zoning Bylaw to allow the installation of internally illuminated wall signage that in combination with existing wall signs in a multi-tenanted plaza exceeds the maximum display area per building of 240 SF and that exceeds the maximum allowed per linear foot per unit (77.75 SF proposed whereas 59 SF is allowed) (and any other permit or relief as may be required under the Town of Westford Zoning Bylaw). The subject property is located at **174 Littleton Road** (Karma Restaurant) and is identified as Assessor’s Map 017 Parcel 0026 Lot 0000 and lies within the Commercial Highway Zoning District.*

General Business

- A. PB 95130 DS – Rail Tree Hill Estates – Request to release all un-released lots in a subdivision
- B. PB 1913 SP Common Driveway – Wright Lane – Request to approve Declaration of Covenants for a Common Drive
- C. PB 1801 DEF SUB SWM – Hummingbird Lane
 - 1) Request to approve increased clearing and amend Stormwater Management Permit as it pertains to Lot 3
 - 2) Request to review timeline and sequence of required activities for completion of roadway
 - 3) Review roles and responsibilities of Planning Board and Planning and Engineering Departments related to subdivision approvals, inspections and oversight
 - 4) Discussion and possible action regarding correspondence from lot owners
- D. 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)

Correspondence, Reports and Updates

Review of Minutes:

June 3, 2019

EXECUTIVE SESSION

Pursuant to M.G.L. c.30A, Section 21(a)(3), an Executive Session for the purpose of discussing 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 000335

(Relative to PB 1801 DEF SUB SWM – Hummingbird Lane)

Lawrence & Pamela Bucci v. Town of Westford Planning Board and Lindsey & William Campbell

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