



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

**AMENDED MEETING AGENDA**

**August 15, 2022**  
**7:00 PM Meeting**  
 Town Hall, Meeting Room 201  
 55 Main Street, Westford, MA 01886

**Amended at  
 approximately  
 2:55pm 8/12/22**

**Open Forum**

**General Business**

- A. PB 1723 SPR MOD: 22 Town Farm Road – Discussion with public safety personnel and applicant to address condition #9 regarding public safety issues and consider possible action related to site access and circulation

**Public Hearing Items**

**1. PB 2201 SPR SP MCP SWM – 5 Makepeace Road**

*Public hearing to consider the application of **Charles E. Gaudet, Trustee of 5 Makepeace Road Realty Trust** for approval of a **Site Plan Review** in accordance with Section 9.4 of the Town of Westford Zoning Bylaw, a **Special Permit for a Major Commercial Project** in accordance with Section 9.3A of the Town of Westford 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 Zoning Bylaws in order to construct a building exceeding 15,000 square feet in order to allow for a Wholesale Trade use, including the storing of equipment and bulk inventory of tradespeople. The subject property is located at **5 Makepeace Road** in the Industrial C (IC) zoning district and identified as Assessor's Map 049 Parcel 0013 Lot 0000.*

*Continued from:* February 7, 2022  
 March 7, 2022 (No discussion)  
 March 21, 2022 (No discussion)  
 April 4, 2022 (No discussion)  
 April 19, 2022 (No discussion)  
 May 16, 2022 (No discussion)  
 June 6, 2022  
 July 18, 2022 (No discussion)

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*The Applicant has requested to continue without discussion to September 19, 2022*

**2. PB 2211 SPR SP WRPOD – 504 Groton Road**

*Public hearing to consider the application of **Wendell H. Packard III, Trustee, of The WHP III Realty Trust**, for **Site Plan Review** in accordance with Section 9.4 of the Town of Westford Zoning Bylaw for construction of a 2,030-SF addition to the existing warehouse building, a **Special Permit** pursuant to Section 5.1.4 to allow for a reduction from the required number of parking spaces (no change to parking currently available on site is proposed), and a **Special Permit** pursuant to Section 8.1.7(3)(a) to allow more than 15% of the lot to be impervious within the Water Resource Protection Overlay District (WRPOD) Zone II (the proposal increases the impervious area from 48% to 57%), and any other permit or relief as may be required under the Town of Westford Zoning Bylaw. The subject property is located at **504 Groton Road** in the Industrial A (IA) zoning district and is identified as Assessor's Map 046 Parcel 0010 Lot 0000.*

*Continued from:* April 19, 2022  
 May 16, 2022 (No discussion)

*June 6, 2022 (No discussion)*

*July 18, 2022 (No discussion)*

### **General Business Continued**

- B. PB 2219 ANR – 34 & 36 Groton Road - The plan filed in this application is adjust the common lot line shared by the two properties to create a hammerhead lot with access to Groton Road (34 Groton Road) and eliminate an encroachment for an existing garage structure (36 Groton Road). The plan does not feature a net increase in the number of building lots
- C. PB 1707 SP OSRD DEF SUB SWM: Spalding Hill Estates – Request for an extension of time to complete the installation of portions of the proposed water system for the project as identified in Condition #5. E. in the Special Permit - OSRD decision by one year from September 23, 2022 to September 23, 2023
- D. Discussion regarding Planning Board decisions

Review of Draft Minutes: August 1, 2022

### **Correspondence, Reports and Updates**

If you are unable to attend the meeting, please submit written comments to Joseph Giniewicz, Town Planner, [jginiewicz@westfordma.gov](mailto:jginiewicz@westfordma.gov), by 4:00 pm on August 15, 2022.

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](mailto:etoothaker@westfordma.gov)