



**Town of Westford  
PLANNING BOARD**

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

**MEETING AGENDA**  
**October 7, 2019**  
**7:30 PM Meeting**  
**Town Hall, Meeting Room 201**  
**55 Main Street, Westford, MA 01886**



**Open Forum**

**Public Hearing Items**

**1. 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.*

*Continued from:* July 15, 2019  
September 9, 2019 (No discussion)  
September 23, 2019

**2. 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.*

*Continued from:* July 15, 2019  
August 5, 2019 (No discussion)  
September 9, 2019 (No discussion)  
September 23, 2019

**3. PB 1930 SPR PWSF – 11 Brookside Road**

*Public hearing to consider the application of **EIP Communications I, LLC** for **Site Plan Review** in accordance with **Section 9.4** of the Zoning Bylaw to allow for the construction of a **personal wireless service facility (cellular tower)** consisting of a **116-foot tall monopole tower with associated antennae, electronic equipment, and faux tree branch camouflage, with ground-based equipment contained within a fenced compound, to facilitate the provision of personal wireless services by T-***

**Mobile (and other providers that may co-locate) to remedy a substantial coverage gap in the area of the proposed facility and any other permit or relief as may be required under the Town of Westford Zoning Bylaws. The subject property is located at 11 Brookside Road (H.E. Fletcher Social and Athletic Club) and is identified as Assessor's Map 038 Parcel 0022 Lot 0000 and Assessor's Map 038 Parcel 0023 Lot 0000 and is located within the Residence A (RA) zoning district and Water Resource Protection Overlay District Zone II (WRPOD II).**

Continued from: September 9, 2019

**4. 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: July 15, 2019

**5. 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)

**6. 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)

**7. 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) and Industrial Highway (IH) zoning districts, a Zone III Water Resource Protection Overlay District, and is identified as Map 010 Parcel 0001 Lot 0000.**

**8. 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  
July 15, 2019 (No discussion)  
September 9, 2019 (No discussion)

9. **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

*The Applicant has requested postponement without discussion to the October 21, 2019 meeting.*

**General Business**

- A. PB 1426 SWM – 105 Lowell Road - Request to amend Stormwater Management Permit
- B. PB 1921 ANR – 1 & 2 Pacific Lane, unnumbered Hildreth Street parcel – Ellen & Craig Leckband, and Joyce Ryder - Request to endorse Approval Not Required (ANR) plan for lot line adjustments

**Correspondence, Reports and Updates**

*Review of Minutes:                    September 9, 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](mailto:etoothaker@westfordma.gov)