



**Town of Westford  
PLANNING BOARD**

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

**MEETING AGENDA  
November 4, 2019**

**7:00 PM Meeting**

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



**7:00 PM      General Business**

- A. Presentation by Bill Reyelt, DHCD, and Jay Donovan, NMCOG, about MGL Chapter 40R Smart Growth Overlay and Starter Home Districts

**7:30 PM      Open Forum**

**EXECUTIVE SESSION**

*Pursuant to M.G.L. c.30A, Section 21(a)(3), an Executive Session for the purpose of discussing litigation and settlement strategy and potential vote with respect to Town of Westford Planning Board v. Town of Westford Zoning Board of Appeals 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.***

**Public Hearing Items**

- 1. 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.*

*Continued from:    October 21, 2019*

- 2. 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  
October 21, 2019 (No discussion)

**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.

Continued from: July 15, 2019  
September 9, 2019  
October 7, 2019 (No discussion)  
October 21, 2019 (No discussion)

*The Applicant has requested postponement without discussion to the November 18, 2019 meeting.*

**General Business**

- B. PB 1935 SWM – 103 Lowell Road – Request to amend a Stormwater Management Permit
- C. Request for favorable recommendation to use Princeton Westford Apartment Homes (PWAH) Gift Fund for sidewalk construction from the intersection of Route 110 and Carlisle Road to Liberty Way
- D. PB 1924 SPR SWM – 21 & 23 Carlisle Road – Request to endorse final plan set
- E. Request by the Select Board for the Planning Board to sponsor a Zoning Bylaw Amendment to address concerns related to Short-Term Rentals such as Airbnb

**Correspondence, Reports and Updates**

Review of Minutes: October 7, 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)