



**Town of Westford
PLANNING BOARD**

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

**MEETING AGENDA
November 18, 2019
7:30 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886**



Open Forum

Public Hearing Items

1. 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)
November 4, 2019 (No discussion)

The Applicant has requested postponement without discussion to the December 2, 2019 meeting.

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)
November 4, 2019

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

*Continued from: October 7, 2019 (No discussion)
 October 21, 2019*

4. 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)
 August 5, 2019
 October 7, 2019*

The Applicant has requested postponement without discussion to the December 2, 2019 meeting.

General Business

Correspondence, Reports and Updates

Review of Minutes: October 21, 2019

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.

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