



**Town of Westford  
PLANNING BOARD**

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

**AMENDED MEETING AGENDA**

**April 2, 2018**

**7:30 PM Meeting**

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



**7:30 PM Open Forum**

**Public Hearing Items**

**1. PB 1723 SPR – 22 Town Farm Road, LLC**

*Public hearing to consider the application of 22 Town Farm Road LLC for Site Plan Review in accordance with Section 9.4 of the Zoning Bylaw to allow for the change of use (and/or additional use) from industrial manufacturing/office and program space for the Town of Westford Recreation Department to nonexempt educational use, indoor and outdoor commercial recreation, places of amusement and assembly, restaurant, warehouse uses, retail sales, personal service establishments, and other ancillary uses and any other permit or relief as may be required under the Town of Westford Zoning Bylaws. The subject property is located at the 22 Town Farm Road and is identified as Assessor’s Map 053 Parcel 0019 Lot 0000 and Assessor’s Map 057 Parcel 0107 Lot 0000.*

*Continued from: January 22, 2018  
February 5, 2018  
March 5, 2018*

**2. PB 1801 DEF SUB SWM – Lawson Rd. (“Hummingbird Lane”)**

*Public hearing to consider the application of Bill and Lindsey Campbell for a Definitive Subdivision Plan Review (Hummingbird Lane) in accordance with Section 218-10 of the Subdivision Rules and Regulations, 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 to create two (2) subdivision lots. The subject property is located off of Lawson Road (behind #17 Lawson Road), includes a portion of #19 Lawson Road and is identified as Assessor’s Map 077 Parcels 0093 and 009.*

*Continued from: February 26, 2018  
March 19, 2018 (No discussion)*

*The Applicant requested postponement without discussion to the meeting of April 23, 2018*

**General Business**

**A. PB 1024 DEF SUB – Pageant Way (Formerly 9 & 11 Hildreth Street)**

Consistent with a Memorandum of Agreement, request to call the remaining Performance Bond for the Pageant Way subdivision for the purpose of ensuring completion of the project, including the required as-built and certification for Pageant Way, with the remainder to be retained by the Town of Westford to hold as security for the Priscilla Lane Common Driveway Project (identified as PB 1312 SPCD SWM SCE)

**B. PB 1327 SPFD DEF SUB SWM – Nicole’s Way – Meadowbrook Estates**

Request to modify Planning Board conditions of approval (condition #27 in the Special Permit decision for a Flexible Development, condition #28 in the decision for a Definitive Subdivision) as they relate to Lot 1 of the Meadowbrook Estates Subdivision (#2 Nicole’s Way owned by John A. & Tara E. Lozada) which prevents issuance of any Certificates of Occupancy until after the Open Space Parcel is conveyed to the Town of Westford in the care and custody of the Conservation Commission

**C. PB 1809 ANR – 10 Starr Circle**

**D. Request by the Friends of East Boston Camps for a Favorable Recommendation to the Board of Selectmen to expend up to \$30,000 from the Summer Village Mitigation Funds in support of landscape and hardscape improvements at the recently constructed East Boston Camps Bath House**

**E. BOA 1810 SP – 19 Littleton Road**

Nonbinding discussion regarding an application to the Board of Appeals by Emanouil Enterprises LLC for Special Permits to change and/or substantially extend pre-existing nonconforming uses (residential dwelling and a junk yard) to a residential development consisting of 18 dwelling units

**F. BOA 1811 VAR – 8 Dunstable Road**

Nonbinding discussion regarding an application to the Board of Appeals by Habitat for Humanity and Denali Delmar for Variances to allow more than one principal structure per lot (4 dwellings on a lot) and to create two new lots that would not meet minimum frontage requirements

**Minutes, Correspondence, Reports and Updates**

**Review Minutes**                    *February 26, 2018*  
    *March 5, 2018*

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).