



**Town of Westford  
PLANNING BOARD**

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

**MEETING AGENDA  
Monday, December 2, 2013  
7:30 PM Meeting  
Town Hall, Meeting Room 201  
55 Main Street, Westford, MA 01886**

**RECEIVED**  
NOV 25 2013  
TOWN CLERK  
WESTFORD

- 7:30 PM**                      **Open Forum**
- Review Minutes:**        **September 16, 2013**  
                                     **November 18, 2013**
- 1.        7:31 PM        Sign Permits – Signs meeting dimensional standards**  
                                     a. Jeanne D'Arc Credit Union, Cornerstone Square, 196 Littleton Road
- 2.        7:45 PM        Public Hearing on PB 1335 SP – Daniel Doherty of Nab Lake Development, LLC – 55 Elm Road, Special Permit under Section 8.2.5 of the Zoning Bylaw to allow for the demolition of an existing dwelling and construction of a new 2-bedroom single-family dwelling with driveway, septic system and other appurtenant features where portions of the development lie within the 100-Year Floodplain associated with Nabnasset Lake. The property lies within the Residence B zoning district and is identified as Map 074, Parcel 0234. (This File is related to Board of Appeals file BOA 1330 SP VAR)**
- 3.        8:00 PM        Public Hearing on PB 1336 SP – Daniel Doherty of Nab Lake Development, LLC – 58 Elm Road, Special Permit under Section 8.2.5 of the Zoning Bylaw to allow for the demolition of an existing dwelling and construction of a new 3-bedroom single-family dwelling with driveway, dock and other appurtenant features where portions of the development lie within the 100-Year Floodplain associated with Nabnasset Lake. The property lies within the Residence B zoning district and is identified as Map 073, Parcel 0059. (This File is related to Board of Appeals File BOA 1329)**
- 4.        8:15 PM        Public Hearing on PB 1337 SCE – Ellen Harde on behalf of the Westford Conservation Trust, 13 Hildreth Street, Scenic Road Permit for work within the Hildreth Street Scenic Way to improve access to the 8-acre Pageant Field.**
- 5.        8:20 PM        Public Hearing on PB 1334 PRE – Preliminary Subdivision – Spalding Hill Estates, Land off of St. Augustine Drive, Dunstable Road and Groton Road. Preliminary Subdivision Plan Review to create a 32-lot subdivision in accordance with Section 218-10 of the Subdivision Rules and Regulations and Section 7.1 of the Zoning Bylaw, Open Space Residential Development. The subject property is located off of St. Augustine Drive and Dunstable Road and is further identified as Assessor Map 040 Parcel 0017 Lots 0000 and 0001, and is further known as lots 8A and 9 on St. Augustine Drive.**  
*Continued from:                      November 18, 2013*

6. **Non public hearing items**
  - a. Lakeside Village Association Subdivision Signage Discussion
  - b. Decisions for PB 1327 SPFD DEF SWM – 25 Forge Village
  
7. **Reports and Updates**
  - Public Infrastructure project updates
  - Director of Land Use Management Report
    - Economic Development Committee Update
  - Master Plan Implementation Committee Update
  - Registered Marijuana Dispensary Committee Update

*If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact Victoria Johnson at 978-692-5524 or email to [vjohnson@westfordma.gov](mailto:vjohnson@westfordma.gov)*