



**Town of Westford
PLANNING BOARD**

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

MEETING AGENDA

Monday, September 19, 2016

7:30 PM Meeting

Millennium Building

**Conference Room B, 23 Depot Street
Westford, MA 01886**

RECEIVED

SEP 12 2016

TOWN CLERK
WESTFORD

7:30 PM Open Forum

Review Minutes September 6, 2016

Public Hearing Items

1. **PB 1623 DEF SUB SWM – 19 Flagg Road (Narinian Way)**
*Public hearing to consider the applications of **Greg and Ellen Narinian** for a **Definitive Subdivision Plan Review for a two (2) lot subdivision** in accordance with Section 218-10 of the Subdivision Rules and Regulations and for a **Stormwater Management Permit** (under 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. The subject property is located at **19 Flagg Road** and identified as Assessor's Map 021 Parcel 0011 Lot 0000.*

2. **PB 1612 DEF SP SWM - 75 Graniteville Road ("Juniper Hill")** and two abutting unnumbered parcels.
*Public hearing to consider an application of **Jeffrey Brem** for a **Definitive Subdivision Plan Review** in accordance with Section 218-11 of the Subdivision Rules and Regulations, a **Special Permit for a Flexible Development** in accordance with Section 7.2 of the Westford Zoning Bylaw, and a **Stormwater Management Permit** in accordance with Chapter 147 of the Town of Westford General Bylaws in order to create a subdivision with up to eighteen (18) lots. The subject properties are identified as Assessor's Map 025 Parcel 0194 Lot 0000, Map 025 Parcel 019 Lot 0000, and Map 030 Parcel 0078 Lot 0000 and located in the Residential A (RA) and Residential B (RB) zoning districts.*
*Continued from: May 2, 2016
June 6, 2016
July 18, 2016
August 15, 2016 (No discussion)*

3. **PB 1621 SPR Cell Tower – 11 Brookside Road (H.E. Fletcher Social and Athletic Club)**
*Public hearing to consider an application of **Varsity Wireless, LLC** for **Site Plan Review** in accordance with Section 9.4 (and any other permit or relief as may be required under the Town of Westford Zoning Bylaws) to allow for the construction of a personal wireless service facility (cellular tower) consisting of a 130-foot tall monopole tower with associated antennae and electronic equipment, 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 about the proposed facility. 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 lies within the Residence A Zoning District and Water Resource Protection Overlay District. (This proposal is being concurrently reviewed by the Zoning Board of Appeals [BOA 1625 SP Cell] and the Conservation Commission.)*

*Continued from: August 15, 2016
September 6, 2016*

Non-Public Hearing Items

- A. PB 1138 SP MOD & SPR – Cornerstone Square – Discussion and possible action regarding Conditions of Approval and Extension of Development Agreement
- B. PB 1622 SA – Clare Circle Street Acceptance – Request for Planning Board Recommendation
- C. PB 1624 SWM – Stormwater Management Permit for the construction of 4 single-family dwellings that results in greater than 1 acre of disturbance at the intersection of Tyngsboro and Groton Roads

Correspondence, Reports and Updates

- A. Drew Gardens Task Force Update

Executive Session *To discuss strategy with respect to litigation, related to Newport Materials, LLC, vs. Planning Board of Westford, et al, as an open meeting may have a detrimental effect on the bargaining or litigation position of the Town*

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.