



Departments of Zoning, Planning,
Permitting, Conservation and Building
Town Hall 55 Main Street
Westford, Massachusetts 01886
TEL (978) 692-5524 FAX (978) 399-2732

TO: Jodi Ross, Town Manager
FROM: Angus Jennings AICP, Director of Land Use Management
DATE: January 17, 2012
RE: Planning Board requests for Zoning, General Bylaw articles for Annual Town Mtg

At their January 17, 2012 meeting, the Planning Board requested that the following articles be included on the 2012 Annual Town Meeting Warrant:

ARTICLE __: Appendix C, Table of Dimensional & Density Regulations; Upland requirement for residential lots <i>Planning Board</i>

To see if the Town will amend Chapter 173 Appendix C, Table of Dimensional & Density Regulations of the Westford Zoning Bylaw: (Note: added words are shown in **bold and underlined**, deleted words are shown in ~~strike through~~. Only subsections that have proposed changes are included below).

Notes for Table of Dimensional and Density Regulations

3. For new residential lots, at least seventy-five (75) percent of the required minimum lot area shall be dry land; that is not **wetlands as defined herein and is not** in the Floodplain **Overlay District as Zone**, whose boundaries are described in ~~Sec. 173-14.B. and 173-16.B~~ **Section 8.2**.

Or act in relation thereto.

ARTICLE __: General Bylaw, Earth Removal <i>Planning Board</i>
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To see if the Town will vote to amend Section 90.2 of the General Bylaws (Earth Removal—Exemptions), to add a new paragraph G as follows:

- G. No permit shall be required for the removal of not more than 100 cubic yards of earth material (including/not including loam or topsoil) from a parcel of land, where the material to be removed is displaced due to the construction of a residential structure and/or the installation of any driveways, roadways, retaining walls and utilities to serve such structure.

Or act in relation thereto.

ARTICLE __: Definitions *Planning Board*

To see if the Town will amend Chapter 173, the Westford Zoning Bylaw, Definitions as follows: (Note: deleted words are shown in ~~strike through~~. Only subsections that have proposed changes are included below).

~~Wetlands: Bogs, swamps, sometimes temporary or intermittent, characterized by muck or by the existence of plant communities which require the presence of water at or near ground surface for a major portion of the year, all as set forth in G.L. c. 131, s. 40, as may be amended.~~

Wetlands: Land subject to the provisions of G.L. c. 131, ss. 40 and 40A. and subject to the Westford Non-Zoning Wetlands Bylaw.

Or act in relation thereto.

ARTICLE __: Change “Building Inspector” to “Building Commissioner” *Planning Board*

To see if the Town will amend Chapter 173, the Westford Zoning Bylaw, to replace the term “Building Inspector” with the term “Building Commissioner” in every location that it appears in the Bylaw, listed as follows:

Table of Contents for Section 9.1.1; Sections 2.2.2.4; 3.6.5; 3.6.6; 5.1.4 (appears twice); 5.2.6.3; 6.3.3.4; 6.3.3.5; 7.1.8.2.d; 8.1.8.2; 8.2.2; 8.2.6.1; 8.5.7; 9.1.1 (appears three times); 9.1.3; 9.4.3.2; and Definitions: Certificate of Use and Occupancy.

Or act in relation thereto.

The Planning Board will schedule a public hearing to consider the proposed zoning articles as prescribed by MGL. For public convenience, the Board will also schedule discussion of the proposed amendment to the General Bylaw to begin at the same meeting. This is anticipated to begin on Tuesday, February 21, 2012; your office will be notified once a date and time is confirmed.

Thanks.

- cc: Ellen Harde, Town Moderator
- Town Clerk
- General Bylaw Review Committee
- Planning Board
- Board of Appeals
- Building Commissioner