

RECEIVED

TOWN OF WESTFORD

RECEIVED

JAN 24 2012

PETITION TO PLACE AN ARTICLE ON TOWN MEETING WARRANT

2012 JAN 24 PM 1:11

OFFICE OF TOWN MANAGER

We, the undersigned registered voters of the Town of Westford, hereby petition the Board of Selectmen to place the following article within the warrant (agenda) of the Town Meeting of (date): March 24, 2012 in accordance with Chapter 39, Section 10 of the Massachusetts General Laws:

TO amend the Westford zoning By-law in accordance with Exhibit A attached hereto.

(Attach separate sheet if additional space is required, but be sure to have the entire text of the article attached before obtaining signatures.)

	Name (signature of voter)	Residential Address (must be legible)	Precinct if known
1		15 Vose Road	1
2		21 Vose Rd	1
3	Philip Palmer	21 Vose Rd	1
4		9 BOUTWELL HILL RD	
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

*Ten (10) registered voters are required to place an article on the warrant for an Annual Town Meeting. Please be mindful of the date and time that petitions are due. One hundred (100) voters are required in the case of a Special Town Meeting. A petition by two hundred (200) voters requires that the Selectmen call a Special Town Meeting within forty-five (45) days.

Sponsor information must be completed before submitting petition to Town Clerk.

Petition Sponsor: Robert Walker Daytime phone number: 978-692-9450
Email address: rwalker@rcventures.net

RECEIVED

TOWN OF WESTFORD RECEIVED

JAN 24 2012

PETITION TO PLACE AN ARTICLE ON TOWN MEETING WARRANT

OFFICE OF TOWN MANAGER

We, the undersigned registered voters of the Town of Westford, hereby petition the Board of Selectmen to place the following article within the warrant (agenda) of the Town Meeting of (date): MARCH 24, 2012 in accordance with Chapter 39, Section 10 of the Massachusetts General Laws:

TO amend the Westford Zoning By-law in accordance with Exhibit A attached hereto.

(Attach separate sheet if additional space is required, but be sure to have the entire text of the article attached before obtaining signatures.)

	Name (signature of voter)	Residential Address (must be legible)	Precinct if known
1	Michelle Walker	3 Cortland Rd	3
2	Sharon Scott	60 MAIN ST	
3	Robert H. Scott	60 Main St	
4	Robert Walker	3 Cortland Rd	3
5	Spice Walker	113 Depot St.	
6	Shirley	34 Lowell Rd.	
7	Karen Demetrioukakis	110 main St.	
8	Genuine Walker	99 Main St.	
9	Robert J. Walker	99 main ST.	
10	James J. Sawyer	8 Thistle Ln.	
11	Catherine DeAlverne	12 Court Rd.	
12	Maureen E. Sullivan	8 Spruce Road	
13	Bob H.	3 WOOLPACK DRIVE	
14	Samira S. Bergeron	11 Fir Road	
15	Glenn Kopyev	11 Fir Road	

*Ten (10) registered voters are required to place an article on the warrant for an Annual Town Meeting. Please be mindful of the date and time that petitions are due. One hundred (100) voters are required in the case of a Special Town Meeting. A petition by two hundred (200) voters requires that the Selectmen call a Special Town Meeting within forty-five (45) days.

Sponsor information must be completed before submitting petition to Town Clerk.

Petition Sponsor: Robert Walker Daytime phone number: 978692 9450
Email address: rwalkerc@aventures.net

RECEIVED

2012 JAN 24 PM 1:11

Exhibit A

TOWN OF WESTFORD
TOWN CLERK'S OFFICE

Modify Section 9.3 Special Permit as follows:

FIRST, add a new section 9.3.9 entitled "Modification to Special Permit Site Plans" as follows:

9.3.9 Modification to Special Permit Site Plans. Proposed revisions, amendments or modifications to a Site Plan which has been approved by, or in conjunction with, the grant of a special permit may be approved by the Planning Board in accordance with the procedures set forth in Section 9.4.12 without having to amend the special permit provided that the proposed amended site plan does not: (1) increase the amount of impervious area; (2) increase the overall approved square footage of land or structures; (3) reduce the overall approved percentage of open space; (4) alter the boundaries of the land area shown on the site plan; or (4) constitute a change in use as defined in Section 9.4.1.3.

Modify Section 9.3A Special Permit Performance Standards for Major Commercial Projects and Major Retail Projects as follows:

FIRST, add a new section 9.3A.9 entitled "Modification to Special Permit Approval for a Major Commercial Project and Major Retail Projects" as follows:

9.3A.9 Modification to Special Permit Approval for a Major Commercial Project and Major Retail Projects. Proposed revisions, amendments or modifications to a site plan which has been approved by, or in conjunction with, the grant of a special permit may be approved by the Planning Board in accordance with the procedures set forth in Section 9.4.12 without having to amend the special permit provided that the proposed amended site plan does not: (1) increase the amount of impervious area; (2) increase the overall approved square footage of land or structures; (3) reduce the overall approved percentage of open space; (4) alter the boundaries of the land area shown on the site plan; or (4) constitute a change in use as defined in Section 9.4.1.3.

Modify Section 9.4 Site Plan Review as follows:

FIRST, modify Section 9.4.1 to include a new subsection as follows:

- “3. Change in use means in a change in part or all of a lot, building or building(s), previously existing or shown on an approved Site Plan from one use category to another. However, within a mixed use or multi-use building or group of buildings on an approved site plan, a change, interior modification or rearrangement of existing or approved uses within such building(s) that do not result in an increase of required parking or loading spaces shall not constitute a change in use.”

SECOND, add a new section 9.4.12 entitled “Modification of Approved Site Plans” as follows:

9.4.12 Modification of Approved Site Plans. Proposed changes or modifications to approved Site Plans shall be processed for review and approval pursuant to the following procedures:

- a. **Minor Change Review.** An applicant may apply for approval of one or more minor changes to an approved site plan as set forth herein. The scope of permissible Minor Changes shall include, but not be limited to, relocation of utilities, minor alterations of building orientation, minor adjustments in parking, landscaping or other site features or details. Minor Changes shall not include any increase in the overall amount of approved square footage of approved structures, reduction of total percentage of open space on a lot, nor removal or reduction in width of an internal ways intended for vehicular circulation, or reduction in the required number of parking or loading spaces.

The applicant shall submit request for Minor Change Review to the Town Planner, in writing, together with redlined plans illustrating the proposed Minor Change, a calculation of overall open space for the site before and after the change (if applicable) and a brief narrative describing the proposed Minor Change. Within 30 days after receipt of a Minor Change request, the Town Planner shall make a written decision on the Minor Change request. Such decision shall approve the request as submitted, approve the request subject to reasonable conditions, or determine that the request exceeds the scope of Minor Change Review and requires approval by the Planning Board under subsection (b) or (c) below.

If the Town Planner determines that the proposed Minor Change exceeds the scope of Minor Change Review requiring approval by the Planning Board, the Town Planner shall refer the request to the Planning Board and schedule Planning Board action on the request at a regularly scheduled Planning Board meeting not more than 45 days from receipt of the Minor Change Request.

- b. Administrative Change Review. An applicant may submit a request for Administrative Change Review of one or more proposed modifications of an approved Site Plan, either by written request submitted directly to the Planning Board or upon referral to the Board by the Town Planner pursuant to Minor Change Review. The Board may approve proposed changes to approved site plans pursuant to Administrative Change Review provided that the Board determines that the revised plans do not (a) increase the total square feet of approved structures shown on the approved plan; (b) decrease the amount of open space shown on the approved plan; or, (c) constitute a change in use as defined in Section 9.4.1.3.

Application for Administrative Change Review shall be submitted in writing, together with redlined plans illustrating the proposed Minor Change, a calculation of overall open space for the site before and after the change (if applicable) and a brief narrative describing the proposed modifications of structures, uses and other site features. The Planning Board shall take action on the request at a public meeting within 45 days after receipt of a request for Administrative Change Review. The Board shall approve the request as submitted, approve the request subject to reasonable conditions or modifications, or determine that the request exceeds the scope of Administrative Change Review and requires Site Plan Modification. The Planning Board shall issue a written decision within 15 days after the Board action.

- c. Site Plan Modification. In all other cases, changes or modifications to approved Site Plans shall be approved in accordance with procedures applicable to Site Plan Approval provided in Section 9.4.

Modify Section 10.2 "General Definitions" in the definition of "Major Commercial Project", amend the first sentence by adding after 'characteristics' the following language: ", and is for a use allowed in the district in which it will be located"; and furthermore, by deleting subparagraph (d) in its entirety.