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TOWN OF WESTFORD
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Town of Westford
Planning Board

Town Hall
55 Main Street
Westford, Massachusetts 01886

TEL (978) 692-524 FAX (978) 399-2732

**Notice of Westford Planning Board Public Hearings
Relative to Proposed Zoning By-Law Amendments**

In accordance with the provisions of Mass. General Laws Chapter 40A, Section 5, the Planning Board of the TOWN OF WESTFORD will hold public hearings on four **Zoning Bylaw amendments** that will be considered at the Westford Annual Town Meeting beginning on March 24, 2012. The **Planning Board public hearing** will begin on **Tuesday, February 21, 2012** at 7:35 p.m. in **Meeting Room 201 of Town Hall** located at 55 Main Street in Westford.

The complete text of the proposed amendments is available for review during regular business hours at the Town Clerk's Office or the Planning Department in Town Hall, 55 Main Street, during normal business hours (8 am - 4 pm, Monday to Friday) and at the J.V. Fletcher Library, 50 Main Street, during normal business hours. The Planning Board files for the proposed amendments are: PB 1204 ZNG, PB 1205 ZNG, PB 1206 ZNG, and PB 1207 ZNG respectively.

PB 1204 ZNG: Amend Chapter 173, Zoning Bylaw, Appendix C, Table of Dimensional and Density Regulations, Upland requirements for residential lots.

To see if the Town will amend the Zoning Bylaw, Appendix C, Table of Dimensional & Density Regulations of the Westford Zoning Bylaw in order to clarify the requirement for dry land on residential lots. Sponsored by the Planning Board.

PB 1205 ZNG: Amend Chapter 173, Zoning Bylaw, Section 10.2, Definitions
To see if the Town will amend the Zoning Bylaw, Definitions, to delete a duplicate definition of "Wetland." Sponsored by the Planning Board.

PB 1206 ZNG: Amend Chapter 173, Zoning Bylaw
To see if the Town will amend the Zoning Bylaw to replace the term "Building Inspector" with the term "Building Commissioner" throughout the Bylaw. Sponsored by the Planning Board.

PB 1207 ZNG: Amend Chapter 173, Zoning Bylaw, Section 9.3 and sub-sections relative to Modifications to Special Permits; Section 9.4 and sub-sections relative to Modifications to Approved Site Plans and to add a definition for Change of Use; and Section 10.2 Definitions relative to the definition of Major Commercial Project.

To see if the Town will amend the Zoning Bylaw to define "change of use" to clarify when Site Plan Review is required; and to authorize processes for modification of approved Site Plan or Special Permit decisions based on whether such modifications are

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minor, administrative, or alternatively whether a new public hearing is required, based on a determination of the extent of any such proposed modification taking into account amount of impervious area, square footage of approved development, percentage of on-site open space, boundaries of the project, and change of use. Submitted by Citizen Petition.

Any person interested or wishing to be heard on the zoning proposals should appear at the time and place designated, and may submit written comments in advance of or at the hearing. All such written submittals will be included in the Planning Board's written record.

Michael Green, Chair
Westford Planning Board

PLEASE PLACE THIS AD IN THE WESTFORD EAGLE ON:

THURSDAY, February 2, 2012

AND

THURSDAY, February 9, 2012

PLEASE SUBMIT BILL TO:

Victoria Johnson
Planning Department
Town of Westford
Westford, MA 01886
978-692-5524

If you should have any questions, please contact Permitting Assistant Victoria Johnson at (978) 692-5524.