



FYI

Town of Westford
Planning Board

Town Hall
55 Main Street
Westford, Massachusetts 01886
TEL (978) 692-5527 FAX (978) 692-9607

RECEIVED
MAR 4 2005
TOWN CLERK
WESTFORD

PUBLIC HEARING NOTICE

In accordance with the provisions of Chapter 40A, Section 5, M.G.L., the Westford Planning Board will hold a public hearing on Zoning Bylaw amendments and additions to be considered at the May 7, 2005 Annual Town Meeting. Persons interested are encouraged to call the Planning Board Office on 978 692 5524 for more information. The public hearing will be held on Monday, April 4, 2005 at 8:30 p.m. in Room 100 of the Westford Academy, Patten Road, Westford. The proposed amendments and additions are summarized and identified below. The article designations given have been assigned by the Planning Board for identification purposes only. Article numbers will subsequently be established by the Board of Selectmen for the Warrant:

ARTICLE A: To Amend SECTION 10.2 – GENERAL DEFINITIONS

To see if the Town will vote to amend the Zoning By-Law by making the following changes:

1. In SECTION 10.2, GENERAL DEFINITIONS, restricting the definition of "Major Commercial Project," to a minimum of 15,000 square feet or more of gross floor area.
2. In SECTION 10.2, GENERAL DEFINITIONS, restricting the definition of "Major Retail Project," to a minimum of 15,000 square feet or more of gross floor area.

ARTICLE B. To Add New SECTION 9.3A - PERFORMANCE STANDARDS FOR MAJOR COMMERCIAL AND MAJOR RETAIL PROJECTS

To see if the Town will vote to amend the Zoning bylaw by adding the following new Section 9.3A entitled "Performance Standards for Major Commercial Projects and Major Retail Projects".

The purpose of this bylaw is to adopt Performance Standards in order to control the size, scale, and impacts of Major Commercial Projects and Major Retail Projects, which require a special permit for use from the Planning Board. The proposed regulation will provide standards regarding **lighting, noise, landscaping and screening, storm water management, site development, pedestrian and vehicular access / traffic management, community character, utilities, security, emergency systems, fiscal impact**

ARTICLE C: To Amend SECTION 9.4 - SITE PLAN REVIEW

To see if the Town will vote to amend the Zoning By-Law by making the following changes:

Item 1. In SECTION 9.4 SITE PLAN REVIEW, SUBSECTION 9.4.7 APPROVAL, adding criteria for the following items following item 8, under the paragraph ending: "New building construction or other site alteration shall be designed in the Site Plan, after considering the qualities of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, so as to":

(9) Maintain an acceptable level of traffic service, volume and infrastructure which meets the goals of the Master Plan, the Traffic and Pedestrian Safety Manual, and Route 110 Master Plan, the Sidewalk Master Plan, and other Town adopted Master Plans.

(10) Encourage alternative methods of transporting people, through public transportation, car pools and van pools, bicycling and walking, rather than near exclusive reliance on single-occupant vehicles.

ARTICLE D: To add and amend the following definitions under SECTION 10.2 - GENERAL DEFINITIONS

To see if the Town will vote to amend the Zoning By-Law by making the following changes by adding the following new definitions in alphabetical order:

Adequate sight distance; Ambient Noise Level; Berm; Community Character; Curb Cut; DBA; DEP; Dry well; Flood Plain; Glare; Intersection sight distance (ISD); Level of Service; Mitigation; Rooftop Appurtenances; and Screening.

A copy of the complete text for Articles A through D inclusive relative to the proposed amendments and additions may be reviewed at the Town Clerks Office or the Permitting Office in Town Hall during normal business hours (8 am – 4 pm, Monday to Friday).

Any person interested or wishing to be heard on the zoning proposal should appear at the time and place designated.

Michael Green, Chair
Westford Planning Board

PLEASE PLACE THIS AD IN THE WESTFORD EAGLE ON:

THURSDAY MARCH 17, 2005

And

THURSDAY MARCH 24, 2005