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

MEETING AGENDA
Wednesday, January 20, 2016
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

RECEIVED
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7:00 PM **Open Forum**

General Business

Review of Draft Minutes – *December 16, 2015*

Public Hearings

1. **BOA 1525 SP VAR – 89 West Street**
Public hearing to consider an application of ***David Theide*** *for a* ***Special Permit*** *to allow for the continued use of a Home Occupation (plumbing business) in an expanded existing accessory building and a* ***Variance*** *from the conditions for a Home Occupation under Section 3.4.2 of the Westford Zoning Bylaw (and all other permit relief as may be required under the Westford Zoning Bylaw). The subject property is 89 West Street located in the Residence A Zoning District and identified as Assessor Map 029 Parcel 0020 Lot 0000.*
Continued from: December 16, 2015

2. **BOA 1530 SP VAR – 497 Groton Road**
Public hearing to consider an application of ***Roy W. Philbrick, Sr. and Roy W. Philbrick, Jr.*** *for a* ***Variance*** *from Appendix A, Table of Principal Use Regulations, to allow the premises to be used for Retail Sales of Motor Vehicles for which the majority of sales would be of marine and small engine vehicles and a* ***Special Permit*** *under Appendix A, Table of Principal Use Regulations, to operate a Motor Vehicle Repair Establishment for the repair of boats and other small engine recreational vehicles (and all other permit relief as may be required under the Westford Zoning Bylaw). The subject property is located at 497 Groton Road, and identified as Assessor's Map 046 Parcel 0020 Lot 0000.*

3. **BOA 1529 CP – 354 Groton Road – Alder Point**
Public hearing to consider an application of ***Attorney Melissa E. Robbins on behalf of 2100 Corporation*** *for a* ***Comprehensive Permit under Chapter 40B of Massachusetts General Law*** *(and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for the development of eight (8) homeownership units consisting of four (4) two-unit duplexes of which two (2) units would be affordable and six (6) units would be market rate. The proposed development ("Alder Point") would be located on an approximately 1.8 acre lot adjacent to Flushing Pond. The property is located at 354 Groton Road (Route 40) in the Residence A Zoning District and is identified as Assessor Map 076 Parcel 0006 Lot 0000.*
Applicant has requested postponement without discussion to February 17, 2016

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact Erin Toothaker at 978-692-5524 or email to etoothaker@westfordma.gov.