



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, February 17, 2016
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

7:00 PM Open Forum

General Business

Review of Draft Minutes – January 20, 2016

Public Hearings

1. 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 **Use 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.*

Continued from: January 20, 2016

2. BOA 1601 VAR – 117 Main Street

*Public hearing to consider an application of **Frederic & Qurat-ul-Ain Schaller** for a **Variance from Appendix C - Table of Dimensional and Density Regulations** of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) **to construct a two-story 10' x 20' addition to an existing home that does not meet front yard setback requirements.** The property is located at 117 Main Street in the Residence A Zoning District and is identified as Assessor Map 027 Parcel 0107 Lot 0001.*

3. BOA 1602 VAR – 434 Littleton Road (A Spa For You)

*Public hearing to consider an application of **Sheena Vye** for a **Use Variance** (and all other permit relief as may be required under the Westford Zoning Bylaw) to allow for a spa establishment that includes massage therapy, which is a prohibited use. The subject property is located at 434 Littleton Road in the Commercial Highway Zoning District and is identified as Assessor's Map 010 Parcel 0003 and Lot 0000.*

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4. **BOA 1603 SP VAR – 18 Pine Tree Trail**
*Public hearing to consider an application of **David Conley and James Regan** for a **Special Permit and Variance** under Sections 3.6.8(2) and 3.6.4, respectively, of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to **allow for the demolition and reconstruction of an existing nonconforming dwelling, with increased volume and area, which will not conform to required setbacks.** The property is located at 18 Pine Tree Trail in the Residence B Zoning District and is identified as Assessor Map 078 Parcel 0074 Lot 0000.*

5. **BOA 1604 VAR – 18 Pollyanna Lane**
*Public hearing to consider the application of **Bridget Lynch** for a **Variance from Section 3.6.4 of the Westford Zoning Bylaw** (and any other permit relief as may be required under the Westford Zoning Bylaw) to **allow for the construction of a new deck which will not meet rear setback requirements.** The property is located at 18 Pollyanna Lane in the Residence B Zoning District and is identified as Assessor Map 077 Parcel 0063 Lot 0000.*

6. **BOA 1605 VAR – North Main Street**
*Public hearing to consider an application of **Corbett Development, Inc.** for **Variances from Section 3.1 – Use Regulations – and Appendix C – Table of Dimensional and Density Regulations** (and any other permit relief as may be required under the Westford Zoning Bylaw) to **construct a two-unit duplex-style dwelling that does not meet setback requirements.** The property is located along the southerly side of North Main Street in the Residence A Zoning District and is identified as Assessor Map 061 Parcel 0044 Lot 0000.*

7. **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.
*Postponed without discussion from January 20, 2016**

Non-Public Hearing Items:

- A. Draft Application Checklists

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.