



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, March 16, 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 – February 17, 2016

Public Hearings

- 1. BOA 1605 VAR – North Main Street**
*Public hearing to consider an application of **Corbett Development, Inc.** for **Variations 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.
Continued from: February 17, 2016 (No discussion)*
- 2. BOA 1606 SP VAR – 19 Third Street**
*Public hearing to consider an application of **Derek McNiff** for a **Special Permit and Variance** under Sections 3.6.8(2) and 3.6.4, respectively, of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for the **demolition of a nonconforming dwelling and construction of a new dwelling with increased volume and area on an undersized lot (<5,000 sq. ft.) which will not conform to required setbacks.** The property is located at **19 Third Street** in the Residence B Zoning District and is identified as Assessor Map 062 Parcel 0052 Lot 0000.*
- 3. BOA 1607 SP VAR – 11 Sought For Road**
*Public hearing to consider an application of **Burt Ilsley** for a **Special Permit and Variance** under Sections 3.6.8(2) and 3.6.4, respectively, of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for the **demolition and construction of a new dwelling, with increased volume which will not conform to required setbacks.** The property is located at **11 Sought For Road** in the Residence B Zoning District and is identified as Assessor Map 041 Parcel 0018 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.

Continued from: February 17, 2016

Non-Public Hearing Items:

- A.** Summer Village – Modification of Special Permits and Variances
 - Alignment of Farmhouse Row
 - Modify locations of eight proposed cottages
- B.** Draft Application Checklists
- C.** Correspondence
 - Health Department Correspondence to Planning Board – Request to Amend Zoning Bylaw relative to Home Occupations to authorize Residential Kitchens By-Right
 - Draft Zoning Bylaw Amendments

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.