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, April 20, 2016
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

RECEIVED
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WESTFORD

7:00 PM **Open Forum**

General Business

Review of Draft Minutes – March 16, 2016

Public Hearing Items

1. **BOA1608 SPR SP WRPOD MCP SWM – 66 Boston Road** and an abutting unnumbered parcel along Boston Road.
*Public hearing to consider the following applications of **Ebi Masalehdan** to allow for redevelopment within the Residence A (RA) Zoning District to include a farm-to-table restaurant with function hall, a greenhouse, high-tensile orchards, and associated parking, drainage, lighting, landscaping, signage and other appurtenant features and utilities.*

Zoning Board Applications:
Use Variances to allow for a restaurant/banquet facility and a Major Commercial Project in the RA District; Variances to allow for a silo building height in excess of 35 feet, to allow structures within the side and rear yard setbacks, to allow for parking nearer than 15 feet to property lines, to allow for a reduction in required lighting and landscaping of parking areas, and to allow for more than one principal use or structure on a lot; and all other permit relief as may be required under the Westford Zoning Bylaw.

*The subject property, also known as **Drew Gardens**, is identified as Assessor's Map 022 Parcels 0115 and 0116.*

Continued from: March 10, 2016

The Applicant has requested Withdrawal of the Application

2. **BOA 1609 SP VAR – 16 Wayne Road**
*Public hearing to consider an application of **Ronald Tirone on behalf of Stephen Briggs** for a **Special Permit** from Section 3.3 to allow for the construction of a 999 sq. ft Accessory Dwelling Unit, and a **Variance** from Section 3.3.4(3)(a) to allow for the construction of an Accessory Dwelling Unit that creates more than a 15% increase in the gross floor space of the structure (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at 16 Wayne Road in the Residence A Zoning District and is identified as Assessor Map 012 Parcel 0069 Lot 0000.*

3. **BOA 1610 VAR – Powers Road**
Public hearing to consider to consider an application of ***Max Management, LLC*** *for a* ***Use Variance from Section 3.1.1 of the Westford Zoning Bylaw and Appendix A – Table of Principal Use Regulations*** *(and any other permit relief as may be required under the Westford Zoning Bylaw)* ***to allow for commercial and industrial uses and the construction of a major commercial project in the Residential A Zoning District, and a variance from Section 3.1.1. of the Westford Zoning Bylaw to allow for more than one principal use or structure on a lot****. The property is located on* ***Powers Road*** *in the Residence A Zoning District and is identified as Assessor Map 011 Parcel 0048 Lot 0000.*

4. **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
March 16, 2016 (No discussion)

5. **BOA 1611 VAR – 59 North Main Street**
Public hearing to consider an application of ***John and Kathryn Wilson*** *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 10' x 10' deck to an existing home that does not meet front yard setback requirements on a corner lot****. The property is located at* ***59 North Main Street*** *in the Residence B Zoning District and is identified as Assessor Map 061 Parcel 0004 Lot 0000.*

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

Correspondence, Reports and Updates

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.