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, May 18, 2016

7:00 PM Meeting

Town Hall, Meeting Room 201

55 Main Street, Westford, MA 01886

RECEIVED
MAY 9 2016
TOWN CLERK
WESTFORD

7:00 PM **Open Forum**

General Business

Review of Draft Minutes March 10, 2016
April 20, 2016

Public Hearing Items

1. **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)
April 20, 2016 (No discussion)

2. **BOA 1610 VAR – Powers Road**
Public hearing 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.*
Continued from: April 20, 2016

3. **BOA 1612 VAR – 75 Graniteville Road**
Public hearing to consider an application of ***Jeffrey Brem*** *for a* ***Variance*** *from* ***Appendix C (Table of Dimensional Regulations)*** *of the Westford Zoning Bylaw* ***to allow three (3) story structures whereas two and one-half (2 ½) story structures are allowed*** *and a* ***Variance*** *from* ***Section 7.2.7 (Flexible Development, Density Bonus)*** *of the Westford Zoning Bylaw* ***to allow the bonus units to have three (3) or four (4) bedrooms whereas two (2) bedrooms is the maximum allowed*** *(and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at* ***75 Graniteville Road*** *and two unnumbered parcels in the Residence B and Residence A Zoning Districts and identified as Assessor Map 025 Parcel 0194 Lot 0000, Assessor Map 025 Parcel 0197 Lot 0000, and Assessor Map 030 Parcel 0078 Lot 0000.*

4. **BOA 1613 SP – 45 Concord Road**
Public hearing to consider an application of Janet Rice and Paul Chisholm for a ***Special Permit under Section 3.6.8.2 of the Westford Zoning Bylaw*** *(and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for the* ***demolition of an existing single family dwelling and construction of a new single family dwelling on a nonconforming lot****. The property is located at* ***45 Concord Road*** *in the Residence A Zoning District and is identified as Assessor Map 020 Parcel 0002 Lot 0000.*

5. **BOA 1614 SP – Home Occupation – 9 Myrtle Avenue**
Public hearing to consider an application of ***O. Augustina Garrett*** *fora* ***Special Permit*** *(and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for the* ***establishment of a home occupation for a residential kitchen****. The subject property is located at* ***9 Myrtle Avenue****, and identified on Assessor's Map 074 Parcel 0116 Lot 0000.*

Non-Public Hearing Items:

A. Summer Village – Request to Modify 2016 Cottage Season Dates

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.