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

AMENDED MEETING AGENDA

Wednesday, June 15, 2016

7:00 PM Meeting

Town Hall, Meeting Room 201

55 Main Street, Westford, MA 01886

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TOWN CLERK
WESTFORD

7:00 PM **Open Forum**

General Business

Review of Draft Minutes – May 18, 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)
   May 18, 2016

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*
   May 18, 2016 (No discussion)

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 for 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.*
   Continued from: *May 18, 2016*

4. **BOA 1616 VAR – 26 Oak Road**
Public hearing to consider an application of ***Rachel MacMaster*** *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 garage addition that would not meet side and rear yard setback requirements.*** *The property is located at 26 Oak Road in the Residence B Zoning District and is identified as Assessor Map 069 Parcel 0200 Lot 0000.*

5. **BOA 1617 SP ADU VAR – 12 Bayberry Road**
Public hearing to consider an application of ***Chad and Aine Smutzer*** *for a* ***Special Permit*** *from Section 3.3 to allow for the construction of a 798 sq. ft Accessory Dwelling Unit and a* ***Variance*** *from* ***Appendix C - Table of Dimensional and Density Regulations*** *to construct a front porch and attached garage which would not meet front yard setback requirements (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at* ***12 Bayberry Road*** *in the Residence A Zoning District and is identified as Assessor Map 025 Parcel 0049 Lot 0000.*

6. **BOA 1618 VAR –7 Chippewa Road**
Public hearing to consider an application of ***Rachel Snell, Bryan Snell, and Pamela Lyons*** *for a* ***Variance*** *under Section 3.6.4 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 construction of front porch on an existing nonconforming structure that would further encroach on front yard setback requirements.*** *The property is located at* ***7 Chippewa Road*** *in the Residence A Zoning District and is identified as Assessor Map 028 Parcel 0118 Lot 0000.*

7. **BOA 1619 SP VAR – 40 Elm Road**
Public hearing to consider an application of ***Michael Tremblay*** *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 reconstruction of the existing nonconforming dwelling, with increased volume and area, which will not conform to required front and rear yard setbacks.*** *The property is located at* ***40 Elm Road*** *in the Residence B Zoning District and is identified as Assessor Map 073 Parcel 0132 Lot 0000.*

8. **BOA 1620 SP VAR – 31 Moore Avenue**
Public hearing to consider an application of ***Kevin Mulroy*** *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 nonconforming dwelling, with a larger volume and new footprint which will not conform to required front, rear, and side yard setback requirements.*** *The property is located at* ***31 Moore Avenue*** *in the Residence B Zoning District and is identified as Assessor Map 074 Parcel 0012 Lot 0000.*

Non-Public Hearing Items

A. BOA 1607 SP VAR – 11 Sought For Road – Request for Modification to House Location
B. Abutter Notification Requirements
C. Draft Application Checklists
D. Discussion – Board of Appeals Appointments and Terms of Office

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.