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, July 20, 2016

7:00 PM Meeting

Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

RECEIVED
JUL 20 2016
TOWN CLERK
WESTFORD

7:00 PM **Open Forum**

General Business Review of Draft Minutes – June 15, 2016

Public Hearing Items

1. **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.*
   Postponed from: June 15, 2016 (No discussion)

2. **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
   June 15, 2016
   The Applicant has requested postponement without discussion to August 17, 2016

3. **BOA 1612 VAR – 75 Graniteville Road (Juniper Hill)**
   *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-story structures whereas two and one-half story structures are allowed**, a **Variance** from **Section 7.2.7** (Flexible Development, Density Bonus) **to allow bonus units to have three or four bedrooms whereas two bedrooms is the maximum allowed**, and a **Variance** from **Section 7.2.7(2) to allow for one density bonus dwelling unit for each age-restricted** (occupancy to persons over the age of 55) **dwelling unit, whereas two such age-restricted units are required** (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
   June 15, 2016

4. **BOA 1622 VAR – 14 Gassett Road**
*Public hearing to consider an application of **Daniel Doherty** for a **Variance from Appendix C** - Table of Dimensional and Density Regulations 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 an enclosed porch to within 6 feet of the side property line whereas 15 feet is required.** The property is located at **14 Gassett Road** in the Residence B Zoning District and is identified as Assessor Map 078 Parcel 0126 Lot 0000.*

5. **BOA 1623 SP VAR – 6 Bayberry Road**
*Public hearing to consider an application of **Matthew Critch** for a **Special Permit** pursuant to Section 3.3 of the Zoning Bylaw to allow for the construction of an 800 SF Accessory Dwelling Unit, a **Variance** from **Section 3.3.4(3)(a)** to allow for the ADU construction resulting in a 36% increase in the gross floor space of the structure whereas 15% is permitted, and a **Variance** from **Appendix C** - Table of Dimensional and Density Regulations to construct an addition to within 22 feet of the front property line whereas 50 feet is required (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **6 Bayberry Road** in the Residence A Zoning District and is identified as Assessor Map 025 Parcel 0046 Lot 0000.*

6. **BOA 1624 VAR – 342 Groton Road**
*Public hearing to consider an application of **Attorney Melissa Robbins** for **Variances from Appendix C** - Table of Dimensional and Density Regulations and **Section 4.3.5** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for a lot line adjustment creating an **irregularly shaped lot that does not satisfy frontage requirements.** The property is located at **342 Groton Road** in the Residence A Zoning District and is identified as Assessor Map 076 Parcel 0005 Lot 0000.*
The Applicant has requested postponement without discussion to August 17, 2016

7. **BOA 1626 SP – 11 Brookside Road**
*Public hearing to consider an application of **Varsity Wireless, LLC**, for a **Special Permit** pursuant to **Sections 6.2 and 9.3** 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 a personal wireless service facility (cellular tower)** consisting of a 130-foot tall monopole tower with associated antennae and electronic equipment, with ground-based equipment contained within a fenced compound, to facilitate the provision of personal wireless services by T-Mobile (and other providers that may co-locate) to remedy a substantial coverage gap in the area about the proposed facility. The property is located at 11 Brookside Road (H.E. Fletcher Social and Athletic Club) in the Residence A Zoning District and is identified as Assessor Map 038 Parcel 0022 Lot 0000.*

*The Applicant will conduct a **Site Visit and Visual Demonstration to illustrate the height of the proposed Facility** by means of a balloon raised at and to the height of the proposed Facility. Said Site Visit and Visual Demonstration will be held **SATURDAY, JULY 9, 2016** from **9:00 am to 12:00 Noon**. In the event of inclement weather on July 9, 2016, the Site Visit and Visual Demonstration will be rescheduled to SUNDAY, JULY 10, 2016 from 9:00 am to 12:00 Noon. In the event of inclement weather on both July 9, 2016 and July 10, 2016, the Site Visit and Visual Demonstration will be rescheduled until the next day and each successive day until the weather permits.*

Non-Public Hearing Items

A. BOA 1526 VAR – 40 Main Street – Request for Modification to Parking Variance
B. BOA 1219 VAR – Corbett Development/Littleton Landing – 60 Littleton Road
Request for extensions of approval
C. Board Reorganization

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.