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, August 17, 2016

7:00 PM Meeting

Cameron Senior Center, Multi-Purpose Room

20 Pleasant Street, Westford, MA 01886

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7:00 PM **Open Forum**

General Business

Review of Draft Minutes – None available

Public Hearing Items

1. **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.*
   Postponed from: July 20, 2016 (Public hearing not opened)

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
   July 20, 2016 (No discussion)

3. **BOA 1626 SP ADU – 4 Autumn Leaf Lane**
   *Public hearing to consider an application of **John and Carole Gill** for a **Special Permit** pursuant to Section 3.3 (and any other permit relief as may be required under the Westford Zoning Bylaw) to legitimize an existing 1,251 SF Accessory Dwelling Unit that was constructed with benefit of building permits. The property is located in the Residence A Zoning District and is identified as Assessor Map 006 Parcel 0055 Lot 0000.*

4. **BOA 1627 SP ADU – 46 Hildreth Street**
Public hearing to consider an application of ***Samantha Hill*** *for a* ***Special Permit*** *pursuant to Section 3.3 (and any other permit relief as may be required under the Westford Zoning Bylaw) to legitimize an existing 650 SF Accessory Dwelling Unit that was constructed without benefit of building permits. The property is located in the Residence A Zoning District and is identified as Assessor Map 021 Parcel 0101 Lot 0000.*

5. **BOA 1625 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.*

Continued from: July 20, 2016
The applicant requested postponement without discussion to September 21, 2016

Non-Public Hearing Items

A. **BOA 1612 VAR – 75 Graniteville Road (Juniper Hill)** (*Public hearing closed on July 20, 2016*)
Discussion and possible action on draft decisions of approval for Jeffrey Brem for Variances

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.