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, November 16, 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 *September 21, 2016*
October 19, 2016

Application Request for Chapter 40B Technical Assistance Program - Director of Land Use Management

Public Hearing Items

1. **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*
August 17, 2016 (No discussion)
September 21, 2016
October 19, 2016 (No discussion)

The Applicant requested postponement without discussion to the December 21, 2016 meeting

2. **BOA 1631 VAR – 56 and 58 Lake Shore Drive South**
*Public hearing to consider an application of **Attorney Douglas Deschenes** for **Variances 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 **allow for a lot line adjustment resulting in lots with insufficient area**. Alternatively, the applicant seeks a **Variance to allow for the construction of a single-family dwelling at 56 Lake Shore Drive South to within 7.5 feet of the side property line whereas 15 feet is required.** The properties are located at **56 and 58 Lake Shore Drive South** in the Residence B Zoning District and are identified as Assessor Map 073 Parcels 0047 and 0048.*

3. **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)
August 17, 2016
September 21, 2016
October 19, 2016

Non-Public Hearing Items

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.