



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

MEETING AGENDA
THURSDAY, September 16, 2021
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

RECEIVED

SEP 10 2021

TOWN CLERK
WESTFORD

Pursuant to the Westford Board of Health's vote (08/09/2021), all Board members, Town staff, and attendees are required to wear a mask at all public meetings inside Town buildings. Thank you for your cooperation.

Open Forum

Review of Minutes July 21, 2021
 August 18, 2021

Public Hearing Items

1. BOA 2119 CP MOD – 24 Durkee Lane – Avalon Bay Solar

Public hearing to consider the application of **Avalon Bay** for a **Modification to a Comprehensive Permit** under **MGL Ch. 40B s.20-23 and 760 CMR 56.00** and **Limited Site Plan Review for an Exempt Large-Scale Solar Energy System** to allow for **construction of an approximately 206 +/- kilowatt direct current ballasted solar photovoltaic installation to be located on an existing leachfield at the Avalon Bay Wastewater Treatment Facility** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **24 Durkee Lane** in the Residence A (RA) Zoning District and is identified as Assessor Map 002 Parcel 0020 Lot 0000.

Continued from: July 21, 2021
 August 18, 2021

The Applicant has requested postponement without discussion to October 20, 2021

2. BOA 2122 SP VAR– 60 Elm Road

Public hearing to consider an application of **Gary and Susan Palefsky** for a **Special Permit** pursuant to **Section 3.6.8.2** of the Town of Westford Zoning Bylaw to allow for the **reconstruction of a non-conforming dwelling with a larger volume, area, and building footprint** and a **Variance** from **Appendix C** of the Bylaw to allow for a **new nonconforming front yard setback of 18.5' whereas 25' is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **60 Elm Road** in the Residence B (RB) Zoning District and is identified as Assessor Map 074 Parcel 0231 Lot 0000.

Continued from: August 18, 2021

3. BOA 2123 SP VAR – 53 Elm Road

Public hearing to consider the application of **Robert & Margaret Gibbons** for a **Special Permit** pursuant to **Section 3.6.8.2** of the Town of Westford Zoning Bylaw **to allow for the reconstruction of a non-conforming dwelling with a larger volume, area, and building footprint** and a **Variance from Appendix C of the Bylaw to allow for new nonconforming side and rear yard setbacks of 6.2' whereas 15' is required and 21.3' whereas 25' is required, respectively** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **53 Elm Road** in the Residence B (RB) Zoning District and is identified as Assessor Map 074 Parcel 0235 Lot 0000.

Continued from: August 18, 2021

General Business Items

- A. BOA 1825 VAR 21 & 23 Carlisle Road – Request for Minor Modification
- B. Chapter 358 of the Acts of 2020 & Potential Amendments to Accessory Dwelling Units Bylaw

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 the Permitting Department at (978) 692-5524 or email etoothaker@westfordma.gov