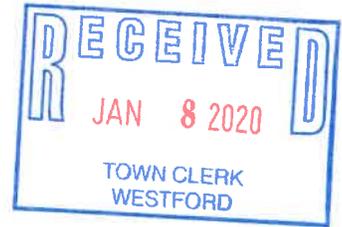




**Town of Westford
Zoning Board of Appeals**

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

MEETING AGENDA
Wednesday, January 15, 2020
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886



Open Forum

Review of Draft Minutes: December 18, 2019

Public Hearing Items

1. BOA 1927 VAR MOD – 497 Groton Road (Philbrick Motorsports)

Public hearing to consider an application of **Roy Philbrick Sr. and Roy Philbrick Jr.** to **modify previously approved Conditions of Approval (see BOA 1530 SP VAR). The modifications pertain to the number of trailers that can be stored behind the gate and to allow some temporary parking of trailers outside the gated area** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **497 Groton Road** in the Industrial A Zoning District and is identified as Assessor Map 046 Parcels 0020 Lot 0000.

Continued from: December 18, 2019

2. BOA 2001 SP – 20 Landmark Road

Public hearing to consider an application of **Jeffrey and Janet Bentley** for a **Special Permit** application pursuant to **Section 3.6.3** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) **to construct a 598 SF addition to a legally nonconforming structure to within 33'1" of the side lot line of a hammerhead lot (whereas 50' is required).** The property is located at **20 Landmark Road** in the Residence A Zoning District and is identified as Assessor Map 007 Parcel 0096 Lot 0000.

3. BOA 2002 SP – 71 Powers Road

Public hearing to consider an application of **DECA Corporation** for **Special Permits (5) to allow the construction of nine (9) dwelling units in seven (7) buildings with reduced front yard setbacks.** Special Permit relief requested:

1. Pursuant to **Section 3.6.2** of the Town of Westford Zoning Bylaw **for the extension of a preexisting, nonconforming use allowing residential use in the Industrial Highway zoning district;**
2. Pursuant to **Section 3.6.3** **for the extension of a preexisting, nonconforming use allowing multiple principal structures on one lot by increasing the number of principal structures from two (2) to seven (7);**
3. Pursuant to **Section 3.6.8** **to allow for the construction of a structure(s) with a larger volume, area, or new building footprint;**

4. Pursuant to **Section 5.4.4 to eliminate landscaping requirements within one hundred (100) feet of the front lot line buffer area;**
5. Pursuant to **Section 5.4.7 to eliminate requirements for landscaping strips on all sides within twenty-five (25) feet of each building** (and any other permit relief as may be required under the Westford Zoning Bylaws to allow the proposed use/project).

The property is located at **71 Powers Road** and a portion of **abutting unnumbered lot** in the Industrial Highway Zoning District and is identified as Assessor Map 005 Parcels 0010 & 0011 Lots 0000.

Non-Public Hearing Items

Correspondence, Reports and Updates

PB 2001-06 Public Hearing Notice – Discussion and possible vote to support proposed Zoning Bylaw amendments sponsored by the Planning Board to be considered at Annual Town Meeting on March 28, 2020

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.