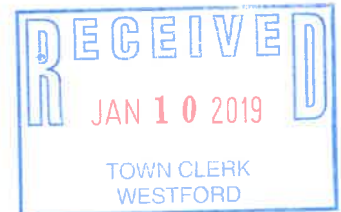




**Town of Westford**  
**Zoning Board of Appeals**  
Town Hall, 55 Main Street  
Westford, Massachusetts 01886  
(978) 692-5524 · Fax: (978) 399-2732

**MEETING AGENDA**  
**Wednesday, January 16, 2019**  
**7:00 PM Meeting**  
**Town Hall, Meeting Room 201**  
55 Main Street, Westford, MA 01886



**7:00 PM Open Forum**

**General Business**

**Review of Draft Minutes**      December 19, 2018

**Non-Public Hearing Item**

A. Stormwater Utility Presentation and Discussion

**Public Hearing Items**

**1. BOA 1826 VAR – 0 & 37 Carlisle Road**

*Public hearing to consider an application of **SMurph, LLC** for a **Variance** from Section 4.1.2 of the Town of Westford Zoning Bylaw to **allow more than one principal structure per lot (33 dwellings on two lots)** (and any other permit relief as may be required under the Bylaw). The property is located at **0 & 37 Carlisle Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 012 Parcel 0043 Lots 0038 and 0041.*

*Continued from:*      *October 17, 2018*  
*November 7, 2018*  
*December 19, 2018 (No discussion)*  
*January 3, 2019*

**2. BOA 1825 VAR – 21 & 23 Carlisle Road**

*Public hearing to consider an application of **Scott Clark** for a **Variance** from Section 4.1.2 of the Town of Westford Zoning Bylaw to **allow more than one principal structure per lot (16 structures on two lots)** (and any other permit relief as may be required under the Bylaw). The property is located at **21 & 23 Carlisle Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 017 Parcels 0071 & 0072 Lots 0000.*

*Continued from:*      *October 17, 2018*  
*November 7, 2018*  
*December 19, 2018*

**3. BOA 1832 VAR - 60 Littleton Road**

*Public hearing to consider an application of **FEO Realty, LLC** for a **Variance** from Section 4.0 Dimensional Regulations and Appendix A: Table of Use Regulations to **allow a multifamily structure; Variances** from Appendix C: Table of Dimensional and Density Regulations of the Town of Westford Zoning Bylaw to **construct an 18-unit residential structure that will not***

**meet front yard setback requirements (30 feet whereas 75 feet is required) and will not meet side yard setback requirements (15 feet whereas 35 feet is required); a Variance from Section 5.1.6(3) to allow parking within the required setback from the front lot line (14.1 feet whereas 15 feet is required); a Variance from Section 5.1.2 and Appendix D: Table of Parking Requirements to allow for reduced parking requirements (23 spaces proposed whereas 36 is required); a Variance from Section 5.1.7 to allow for reduced landscaping (to the extent that the plan is inconsistent with the requirements under this section) (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at 60 Littleton Road in the Commercial Highway (CH) Zoning District and is identified as Assessor Map 023 Parcel 0053 Lot 0000.**

Continued from: December 19, 2018

**4. BOA 1834 VAR – 18 Chandler Road**

Public hearing to consider an application of **Lawrence and Pamela Bucci** for Variances 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 addition that will not meet side yard setback requirements (11.4 feet whereas 15 feet is required), construction of a swimming pool that will not meet rear yard setback requirements (21.8 feet proposed whereas 30 feet is required), a pool house that will not meet rear yard setback requirements (24.1 feet proposed whereas 30 feet is required) and side yard setback requirements (4 feet whereas 15 feet is required), and will not meet minimum 20 feet distance between buildings.** The property is located at **18 Chandler Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 049 Parcel 0011 Lot 0120.

Continued from: December 19, 2018

**Applicant has requested to withdraw the application without prejudice.**

**5. BOA 1835 VAR – 85 Dunstable Road**

Public Hearing to consider an application of **John and Susan Tobin** 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 a detached one-car garage that will not meet side yard setback requirements (6 feet proposed whereas 15 feet is required).** The property is located at **85 Dunstable Road** in the Residence A Zoning District and is identified as Assessor Map 075 Parcel 0022 Lot 0000.

**Non-Public Hearing Items**

- B. BOA 1634 CP & BOA 1704 CP – Request by Hanover Company for Approval of existing temporary sign that is larger than is allowed.
- C. BOA 1619 SP VAR - 40 Elm Road – update on compliance with Recorded Decision

**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](mailto:etoothaker@westfordma.gov).