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

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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.

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