



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

AMENDED MEETING AGENDA

Wednesday, January 18, 2017

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 *None available for review*

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)
November 16, 2016 (No discussion)
December 21, 2016 (No discussion)

2. 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
November 16, 2016 (No discussion)
December 21, 2016

The Applicant has requested postponement without discussion to February 15, 2017

3. BOA 1634 CP – Concord Road – Residences at Westford West

*Public hearing to consider an application of Attorney Paul Alphen on behalf of the Gutierrez Company 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 a total of two hundred and eighty-two (282) rental apartment units** (211 market-rate units, 71 affordable units) consisting of three (3) apartment buildings with related features such as parking, clubhouse, pool, wastewater treatment system, drainage and other utilities. The proposed development ("**The Residences at Westford West**") would be located on an approximately 22-acre lot located off Littleton and Concord Roads, and may be more commonly identified as an as yet undeveloped Phase II of the Westford Tech Park West development. The property is identified as Assessor Map 011 Parcel 0086 Lot 0006.*

Continued from: December 21, 2016

4. BOA 1633 VAR – 132 Carlisle Road

*Public hearing to consider an application of Jeffrey Lamy for **Variances** from the Town of Westford Zoning Bylaw from **Appendix A - Table of Principal Use Regulations, Section 3.1 – Principal Uses and/or Section 3.2 – Accessory Uses** (and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for an **accessory use of an indoor/outdoor recreation facility within an existing barn structure and outdoor fields at 132 Carlisle Road and Lot 2 Carlisle Road**. The property is located in the Residence A Zoning District and is identified as Assessor Map 007 Parcel 0015 Lots 0000 and 0001.*

Postponed from: December 21, 2016 (without discussion)

5. BOA 1632 VAR – 252 Groton Road

*Public hearing to consider an application of Attorney Melissa Robbins for a **Variance** pursuant to **Section 3.6.4** of the Town of Westford Zoning Bylaw for the **addition to a nonconforming structure that will result in a side yard setback of 11.9 feet whereas 15 feet is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at 252 Groton Road in the Residence A Zoning District and is identified as Assessor Map 041 Parcel 0003 Lot 0000.*

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.