



**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, February 15, 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      *December 21, 2016***

### **Public Hearing Items**



#### **1. 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*
- January 18, 2017 (No discussion)*

#### **2. 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.*

*Postponed from:      January 18, 2017*

**3. BOA 1701 SP – 434 Littleton Road**

Public hearing to consider an application of **Walter Miska** on behalf of **Escape Rooms, LLC** for a **Special Permit** in accordance with Appendix A - Table of Principal Use Regulations of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) for **indoor commercial recreation** (Escape Rooms, also known as a live-action puzzle or mystery rooms). The property is located at 434 Littleton Road in the Commercial Highway Zoning District and is identified as Assessor Map 010 Parcels 0003 and 0000.

**4. BOA 1702 VAR – 60 Elm Road**

Public hearing to consider an application of **Nicole Penella** on behalf of **Gary Palefsky** for a **Variance** in accordance with Appendix C - Table of Dimensional and Density Regulations of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) in order to raze an existing deck and construct a new screened porch and deck that would be located 10 feet from the rear lot line whereas 30 feet is required. The subject property is located at **60 Elm Road** in the Residence B Zoning District and is identified as Assessor Map 074 Parcels 0231 and 0000.

**5. 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  
   January 18, 2017

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