



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, February 19, 2020
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886



Open Forum

Review of Draft Minutes: January 15, 2020

Public Hearing Items

1. 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.

Continued from: January 15, 2020 (No discussion)

The Applicant has requested postponement without discussion to the March 18, 2020 meeting.

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.

Continued from: January 15, 2020

3. BOA 2003 SP – 2 Franklin Street

Public hearing to consider an application of **Derek and Amanda Morey** for an after-the-fact **Special Permit** from **Section 3.6.3.1** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) **to allow for construction of a farmer's porch on a legally nonconforming structure to within 26.7' of the front lot line (whereas 50' is required)**. The property is located at **2 Franklin Street** in the Residence A Zoning District and is identified as Assessor Map 035 Parcel 0015 Lot 0000.

4. BOA 2004 SP – 179 Littleton Road (Gulf Station)

Public hearing to consider an application of **PAULEO, LLC** for a **Special Permit** pursuant to **Section 3.6.3.1** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) **to replace the existing overhead canopy which is nonconforming due to front yard setbacks (13' provided whereas 75' is required) with a smaller canopy within the same footprint**. The property is located at **179 Littleton Road** in the Commercial Highway zoning district and the Minot's Corner Overlay District and is identified as Assessor Map 017 Parcel 0012 Lot 0000.

Non-Public Hearing Items

- A. BOA 1832 VAR – 60 Littleton Road** – Request for a **6-month extension** to variance approvals authorizing construction of 18 units of age-restricted affordable housing

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.