



**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, March 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 *January 18, 2017*
February 15, 2017

Public Hearing Items

1. BOA 1703 SP – 38 Pine Road

*Public hearing to consider an application of **Daly General Contracting, Inc.** for a **Special Permit** in accordance with Section 3.6.8.2 of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to raze an existing nonconforming dwelling and construct a new dwelling with a larger volume and new footprint on an undersized lot. The subject property is located at **38 Pine Road** in the Residence B Zoning District and is identified as Assessor Map 069 Parcel 0120 Lot 0000.*

2. BOA 1705 SP – 290 Pine Hill Road

*Public hearing to consider an application of **Kevin and Laura Schmidt** for a **Variance** in accordance with Section 4.4.1.3 of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to construct a garage addition within the required setback for hammerhead lots. The subject property is located at **290 Pine Hill Road** in the Residence A Zoning District and is identified as Assessor Map 028 Parcel 0122 Lot 0001.*

3. BOA 1706 SP – 1 Boxwood Road

*Public hearing to consider an application of **Lisa and Joshua Guimond** for a **Special Permit** in accordance with **Section 3.4.2** of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to operate a Home Occupation involving the small-scale production of natural personal care and cleaning products. The subject property is located at **1 Boxwood Road** in the Residence A Zoning District and is identified as Assessor Map 032 Parcel 0086 Lot 0001.*

4. 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
 February 15, 2017*

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
 February 15, 2017

6. **BOA 1704 CP – 2 Robbins Road – Two Robbins Apartment Homes**

*Public hearing to consider an application of **Princeton Development LLC** 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 one hundred and eighty (180) rental apartment units** (18 three-bedroom townhouses and 162 garden-style apartments of which 20% would be affordable) consisting of two identical 4-story apartment buildings, four townhouse buildings, one clubhouse building with pool, and related parking, drainage and other utilities. The proposed development ("**Two Robbins Apartment Homes**") would be located on an approximately 8.8-acre lot located at 2 Robbins Road on the corner of Robbins and Littleton Roads. The property is identified as Assessor Map 011 Parcel 0087 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.