



**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 18, 2020**

**7:00 PM Meeting**

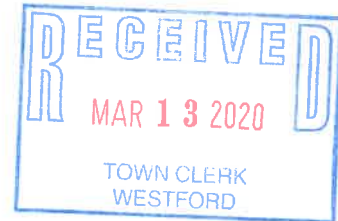
**Town Hall, Meeting Room 201**

**55 Main Street, Westford, MA 01886**

**Open Forum**

**Review of Draft Minutes: February 19, 2020**

**Public Hearing Items**



**1. BOA 2005 VAR – 8 Boutwell Hill Road**

Public hearing to consider an application of **Andrew and Juliana Arnolds** 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 construction of a 810 SF barn to within 15.1' of the rear lot line (whereas 30' is required)**. The property is located at **8 Boutwell Hill Road** in the Residence B Zoning District and is identified as Assessor Map 025 Parcel 0099 Lot 0000.

**2.. BOA 2006 SP – 112 Keyes Road**

Public hearing to consider an application of **Bruce and Irina Caldwell** for a **Special Permit** under **Section 3.3.2** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) **for after-the-fact approval of an existing 1,353 SF attached Accessory Dwelling Unit (ADU) built before 1990**. The property is located at **112 Keyes Road** in the Residence A Zoning District and is identified as Assessor Map 040 Parcel 0063 Lot 0001.

**3. BOA 2007 VAR – 478 Groton Road**

Public hearing to consider an application of **Mary-Jo and Gary Lavelle** for **Variations** from **Sections 3.1.1 and 4.1.2** 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 demolition of an existing dwelling and the construction of two (2) 3,960 SF commercial structures and one (1) dwelling of less than 4,000 SF on a single lot**. The property is located at **478 Groton Road** in the Industrial A zoning district and is identified as Assessor Map 046 Parcel 0005 Lot 0000.

**4. BOA 2008 SP – 270 Littleton Road (Aroma Spa)**

Public hearing to consider an application of **Edivoneia Laus Kwon** for a **Special Permit** in accordance with Appendix A – Table of Principal Use Regulations (Body Art Establishment) of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) in order **to perform Microblading/Body Art at Aroma Spa and Laser Center**. The subject property is located at **270 Littleton Road, Unit 31** in the Commercial Highway Zoning District and is identified as Assessor Map 011 Parcel 0046 Lot 0031.

**5. 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)  
   February 19, 2020 (No discussion)

**The Applicant has requested postponement without discussion to the April 15, 2020 meeting.**

**Non-Public Hearing Items**

- A. BOA 1704 CP – Hanover Westford Hills - 2 Robbins Road – Request for modification of signage at entry pursuant to MGL Chapter 40B and CMR 760, section 56**
- B. BOA 1926 VAR – 15 Chamberlain Road – Request to review and approve Declaration of Covenant and Restrictions for Parcel X**
- C. BOA 1712 CP – Sugar Maple Lane - Request for administrative review and approval of landings on Building 5 that do not meet rear yard setback requirements pursuant to MGL Chapter 40B and CMR 760, section 56**

**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).*