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 Variances 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 Edvaneia 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.