



**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 20, 2019**  
**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 16, 2019

**Public Hearing Items**

**1. BOA 1826 VAR – 0 & 37 Carlisle Road**

*Public hearing to consider an application of **SMurph, LLC** for a **Variance** from Section 4.1.2 of the Town of Westford Zoning Bylaw to **allow more than one principal structure per lot (33 dwellings on two lots)** (and any other permit relief as may be required under the Bylaw). The property is located at **0 & 37 Carlisle Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 012 Parcel 0043 Lots 0038 and 0041.*

*Continued from:*

- October 17, 2018*
- November 7, 2018*
- December 19, 2018 (No discussion)*
- January 3, 2019*
- January 16, 2019*
- February 20, 2019*

**2. BOA 1904 SP Home Occupation – 15 Briarwood Drive**

*Public hearing to consider an application of **Phanendra and Kalyani Yalamanchili** 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) in order to operate a **Home Occupation** involving the small scale production and online sale of custom jewelry and clothing. The subject property is located at **15 Briarwood Drive** in the Residence A Zoning District and is identified as Assessor Map 046 Parcel 0083 and Lot 0013.*

**3. BOA 1906 SP VAR – 13 Lower Road**

*Public hearing to consider an application of **Jessica L. Waters** for a **Special Permit** under Section 3.6.8(2) and a **Variance** from Appendix C: Table of Dimensional and Density Regulations (and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for the demolition of a two-bedroom dwelling on a nonconforming lot and the construction of a two-bedroom dwelling that will have a larger volume and new footprint and that will have three (3) stories whereas two and a half (2.5) stories is allowed. The property is located at **13 Lower Road** in the Residence B (RB) Zoning District and is identified as Assessor Map 074 Parcel 0240 Lot 0000.*

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**4. BOA 1905 SP VAR – 60 Cold Spring Road**

*Public hearing to consider an application of **Stamski and McNary, Inc.** on behalf of **Randell Brownrigg** for a **Variance** in accordance with §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 36' x 24' detached 2-car garage to within 36 feet from the side lot line whereas 50 feet is required for a hammerhead lot.** The subject property is located at **60 Cold Spring Road** in the Residence A Zoning District and is identified as Assessor Map 026 Parcel 0133 Lot 0003.*

**5. BOA 1907 SP – 175 Littleton Road**

*Public hearing to consider an application of **Edivaneia 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 **175 Littleton Road** in the Commercial Highway Zoning District and is identified as Assessor Map 017 Parcel 0013 Lot 0000.*

**Non-Public Hearing Items**

**Correspondence, Reports and Updates**

*Reminder - Conflict of Interest Law Education Requirements*

*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).*