



**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, April 17, 2019
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886



7:00 PM Open Forum

Review of Draft Minutes February 20, 2019

Public Hearing Items

1. 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.*

Continued from: March 20, 2019

2. BOA 1908 VAR – 36 Beaver Brook Road

*Public hearing to consider an application of **George R. Dee, Jr. and Kelly Dee** for a **Variance from Section 3.6.4** 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 construction of a farmers porch to within 20.6 feet of the front property line whereas 50 feet is required and side porch to within 11.4 feet of the side property line whereas 15 feet is required.** The property is located at **36 Beaver Brook Road** in the Residence A Zoning District and is identified as Assessor Map 019 Parcel 0010 Lot 0000.*

3. BOA 1909 SP Home Occupation VAR – 75 Old Lowell Road

*Public hearing to consider an application of **Wayne Carolan** for a **Special Permit** in accordance with **Section 3.4.2** of the Westford Zoning Bylaw to **allow for the establishment of a home occupation (landscaping business) and Variance to allow (4) commercial vehicles to be parked on the premises (whereas 1 is allowed)** (and any other permit relief as may be required under the Westford Zoning Bylaw). The subject property is located at **75 Old Lowell Road** in the Residence A Zoning District and is identified as Assessor Map 018 Parcel 0070 Lot 0000.*

4. BOA 1910 SP – 3 & 5 Beacon Street and 55 River Street

*Public hearing to consider an application of **Granite Bridge, LLC** for a **Special Permit under Section 3.6.3 (2)** of the **Westford Zoning Bylaw** (and any other permit relief as may be required under the Westford Zoning Bylaw) to **allow for the demolition of (2) existing non-conforming duplex structures and construction of (4) new single-family detached homes.** The property is located at **3 & 5 Beacon Street and 55 River Street** in the Residence B Zoning District and is identified as Assessor Map 030 Parcel 0048 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.