



**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 19, 2017**

**7:00 PM Meeting**

**Millennium Building, Conference Room B  
23 Depot Street, Westford, MA 01886**

**7:00 PM      Open Forum**

**General Business**

**Review of Draft Minutes      March 15, 2017**

**Public Hearing Items**

**1. BOA 1707 SP – 73 Brookside Road**

*Public hearing to consider an application of **Varsity Wireless Investors, LLC**, for a **Special Permit** pursuant to **Sections 6.2 and 9.3** 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 personal wireless service facility (cellular tower)** consisting of a 140-foot tall monopole tower with associated antennae and electronic equipment, with ground-based equipment contained within a fenced compound, to facilitate the provision of personal wireless services by T-Mobile (and other providers that may co-locate) to remedy a substantial coverage gap in the area about the proposed facility. The property is located at **73 Brookside Road** (behind "The Willow's Pizza" restaurant) in the Business Zoning District and is identified as Assessor Map 043 Parcel 0030 Lot 0000.*

**2. BOA 1625 SP – 11 Brookside Road**

*Public hearing to consider an application of **Varsity Wireless, LLC**, for a **Special Permit** pursuant to **Sections 6.2 and 9.3** 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 personal wireless service facility (cellular tower)** consisting of a 130-foot tall monopole tower with associated antennae and electronic equipment, with ground-based equipment contained within a fenced compound, to facilitate the provision of personal wireless services by T-Mobile (and other providers that may co-locate) to remedy a substantial coverage gap in the area about the proposed facility. The property is located at **11 Brookside Road** (H.E. Fletcher Social and Athletic Club) in the Residence A Zoning District and is identified as Assessor Map 038 Parcel 0022 Lot 0000.*

Continued from:

July 20, 2016

August 17, 2016 (No discussion)

September 21, 2016

October 19, 2016 (No discussion)

November 16, 2016 (No discussion)

December 21, 2016 (No discussion)

January 18, 2017



**3. 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  
   March 15, 2017

*[The Applicant has requested postponement without discussion to April 24, 2017](#)*

**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](mailto:etoothaker@westfordma.gov).