



**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, May 15, 2019
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886



Executive Session

To discuss strategy with respect to an appeal by the Planning Board of the decision of the Zoning Board of Appeals to grant a variance for the property located at 0 & 37 Carlisle Road. The Chair has determined that an open session may have a detrimental effect on the litigating position of the Zoning Board of Appeals.

Open Forum

Public Hearing Items

1. BOA 1911 SP VAR ADU - 16 Flagg Road

Public hearing to consider an application of **Richard Roper** for a **Special Permit** under **Section 3.3.2** to allow for a **2,288 sq. ft. Accessory Dwelling Unit (ADU)** within the existing dwelling and a **Variance** from **Section 3.3.4.1** to allow for the creation of an ADU that that will exceed **33% of the gross living space of the existing principal structure** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **16 Flagg Road** in the Residence A Zoning District and is identified as Assessor Map 021 Parcel 0067 Lot 0000.

2. BOA 1912 VAR - 5 Forrest Road

Public hearing to consider an application of **Jose Varghese** for **Variations 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 **front porch to within 31.9 feet of the front lot line and a garage to within 43.6 feet of the front lot line whereas 50 feet is required**. The property is located at **5 Forrest Road** in the Residence A Zoning District and is identified as Assessor Map 078 Parcel 0003 Lot 0000.

3. 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.

Continued from: April 17, 2019

Non-Public Hearing Items

- A. BOA 1634 CP – Hanover Westford Valley (formerly known as Residences at Westford West) & BOA 1704 CP – Hanover Westford Hills (2 Robbins Road) – Request by Hanover Company for Administrative Approval of temporary leasing signage on existing temporary construction fencing that is larger than is allowed and will be displayed for longer than allowed.
- B. BOA 1619 SP VAR – 40 Elm Street – Update on compliance with recorded decision

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.