



**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 19, 2021  
7:00 PM Meeting  
Via Webinar**

See instructions to access the webinar below

**Open Forum**

**Review of Minutes** March 17, 2021

**Public Hearing Items**

**1. BOA 2108 SP ADU – 15 Weetamoo Way**

Public hearing to consider the application of **Shawn & Ann Czado** 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 Bylaw) **for after-the-fact approval of an existing Accessory Dwelling Unit (ADU)**. The property is located at **15 Weetamoo Way** in the Residence A (RA) Zoning District and is identified as Assessor Map 041 Parcel 0046 Lot 0014.

**2. BOA 2109 VAR– 7 Blake’s Hill Road**

Public hearing to consider an application of **Diane Ziolkowski Shaffer** for a **Variance** from **Appendix C: Table of Dimensional and Density Regulations** of the Town of Westford Zoning Bylaw **to allow construction of a 13’ x 13’ garden room with a reduced rear-yard setback (9.0’ whereas 30’ is required)** (and any other permit relief as may be required under the Bylaw). The property is located at **7 Blakes Hill Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 021 Parcel 0106 Lot 0014.

**3. BOA 2110 VAR – 9 Flagg Road**

Public hearing to consider an application of **Brenda J. & Perry J. Gould** for a **Variance** from **Appendix C: Table of Dimensional and Density Regulation Note 3** of the Town of Westford Zoning Bylaw **to allow for the creation of one (1) Hammerhead Lot with 34% of contiguous upland area, whereas 75% is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The properties are located at **0 & 9 Flagg Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 021 Parcels 0016 and 0017 Lots 0000.

**4. BOA 2111 SP – 71 Powers Road**

Public hearing to consider an application of **Powers Road Real Estate, LLC**, for **Special Permits (3) to allow the construction of five (5) detached dwelling units**. 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 preexisting, nonconforming structures to allow multiple principal structures on one lot;**

3. Pursuant to **Section 3.6.8 to allow for the construction of a structure with a larger volume, area, or new building footprint** (and any other permit relief as may be required under the Westford Zoning Bylaw to allow the proposed use/project).

The property is located at **71 Powers Road** and a portion of an **abutting unnumbered lot** in the Industrial Highway Zoning District and is identified as Assessor Map 005 Parcels 0010 and 0011 Lots 0000.

### **General Business Items**

BOA 2007 VAR - 478 Groton Road

- Request for Determination that Variance approval has been exercised
- Alternatively, request for 6-month extension of the Variance approval

### **Correspondence, Reports and Updates**

#### **Options available to access the Zoning Board of Appeals meeting remotely:**

1. Register to watch the meeting through the GotoWebinar website at: <https://attendee.gotowebinar.com/register/4023028798575597327>. After registering, you will receive a confirmation email. There are basic instructions on how to use GoToWebinar available at: <https://www.youtube.com/watch?v=IQ3Xwwgbd8Y>
2. You may call in and listen on any phone (landline or cellphone) by dialing +1 (213) 929-4232 and using meeting code 666-427-664.
3. WCAT will record the meeting and it will be available within a few days of the meeting date. Please see their website for more details: <https://www.westfordcat.org/>

If you do not have access to one of these methods of participation, please submit written comments to Jeffrey Morrissette, Director of Land Use Management, [jmorrissette@westfordma.gov](mailto:jmorrissette@westfordma.gov) by 2 pm on May 19, 2021.

*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).*