



**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 20, 2020
7:00 PM Meeting**

Via webinar

See instructions to access the webinar below



Open Forum

Review of Minutes *April 10, 2020*
April 15, 2020

Public Hearing Items

1. BOA 2013 SP ADU – 4 Sterling Lane

Public hearing -to consider an application of **Joseph James Knight Colman** 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 Westford Zoning Bylaw) **for after-the-fact approval of an existing attached Accessory Dwelling Unit (ADU) built in 1988.** The property is located at **4 Sterling Lane** in the Residence A zoning district and is identified as Assessor Map 006 Parcel 0062 Lot 0000.

2. BOA 2010 VAR – 0 and 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 (23 detached 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 Parcels 0038 and 0041 Lots 0000.

Continued from: April 15, 2020

3. BOA 2009 SP – 124 Main Street

Public hearing to consider an application of **DECA Corp.** for a **Special Permit** pursuant to **Appendix A: Table of Principle Use Regulations** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Bylaw) **to allow for the conversion of a single-family dwelling built before 1954 into four (4) dwelling units.** The property is located at **124 Main Street** in the Residence A (RA) Zoning District and is identified as Assessor Map 027 Parcel 0133 Lots 0004 & 0005.

Continued from: April 15, 2020

The Applicant has requested postponement without discussion to June 17, 2020

4. BOA 2011 VAR – 16 Pollyanna Lane

Public hearing to consider an application of **Robert Dooley III** for **Variations (3)** to allow **after-the-fact approval for the construction of a 12' x 22' single-car detached garage with**

12' x 12' attached, covered porch. Variance relief is requested pursuant to Appendix C: Table of Dimensional and Density Regulations of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaws to allow the proposed use/project):

1. **To allow for the construction of a garage with a reduced front-yard setback (8.8' whereas 25' is required);**
2. **To allow for the construction of a garage with a reduced side-yard setback (4.7' whereas 15' is required);**
3. **To allow for the construction of a structure with a reduced minimum distance between buildings on the same lot (less than 20' whereas 20' is required).**

The property is located at **16 Pollyanna Lane** in the Residence B (RB) Zoning District and is identified as Assessor Map 077 Parcel 062 Lot 0000.

Continued from: April 15, 2020

5. BOA 2002 SP – 71 Powers Road

Public hearing to consider an application of **DECA Corporation** for **Special Permits (5) to allow the construction of nine (9) dwelling units in seven (7) buildings with reduced front yard setbacks.** 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 a preexisting, nonconforming use allowing multiple principal structures on one lot by increasing the number of principal structures from two (2) to seven (7);**
3. Pursuant to **Section 3.6.8** **to allow for the construction of a structure(s) with a larger volume, area, or new building footprint;**
4. Pursuant to **Section 5.4.4** **to eliminate landscaping requirements within one hundred (100) feet of the front lot line buffer area;**
5. Pursuant to **Section 5.4.7** **to eliminate requirements for landscaping strips on all sides within twenty-five (25) feet of each building** (and any other permit relief as may be required under the Westford Zoning Bylaws to allow the proposed use/project).

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

Continued from: January 15, 2020 (No discussion)
February 19, 2020 (No discussion)
April 15, 2020 (No discussion)

The Applicant has requested postponement without discussion to June 17, 2020

Non-Public Hearing Items

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/4396642841526549007> 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 (415) 930-5321 and using meeting code 678-090-072.
3. WCAT will be broadcasting the meeting live on channels 9 (Comcast) and 34 (Verizon). They also will be streaming the video online. 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 Rebecca Cheney, Town Planner, rcheney@westfordma.gov.

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.