



**Town of Westford  
Zoning Board of Appeals**

Town Hall, 55 Main Street  
Westford, Massachusetts 01886  
(978) 692-5524 · Fax: (978) 399-2732

**REVISED MEETING AGENDA**

**Wednesday, June 17, 2020**

**7:00 PM Meeting**

**Via webinar**

**See instructions to access the webinar below**

**Open Forum**

**Review of Minutes**    May 20, 2020

**Public Hearing Items**

**1. 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  
                                      May 20, 2020

**2. BOA 2009 SP – 124 Main Street**

Public hearing to consider an **AMENDED** application of **Deca Corp.** for **Special Permits (3)**:

1. Pursuant to **Appendix A: Table of Principle Use Regulations** of the Town of Westford Zoning Bylaw **to allow for the conversion of a single-family dwelling built before 1954 into two (2) dwelling units;**
2. Pursuant to **Section 3.6.2** of the Town of Westford Zoning Bylaw **to allow for a change from a pre-existing nonconforming use (Business) to another non-conforming use (Multifamily)** and;
3. Pursuant to **Section 3.6.8** of the Town of Westford Zoning Bylaw **to allow for the demolition of a pre-existing non-conforming structure and construction of a two (2) unit structure in a different footprint** (and any other permit relief as may be required under the Bylaw).

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  
                                      May 20, 2020 (No discussion)

**3. 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)  
                                          May 20, 2020 (No discussion)

**4. BOA 2014 VAR – 17 Fieldstone Drive**

Public hearing to consider an application of **David & Diane Bernstein** for a **Variance** pursuant to **Section 3.2.1(10)** of the Town of Westford Zoning Bylaw **to allow for storage of three (3) commercial vehicles on site whereas only one (1) is allowed.** The property is located at **17 Fieldstone Drive** in the Residence A (RA) Zoning District and is identified as Assessor Map 017 Parcel 0047 Lot 0000.

**5. BOA 2015 SP ADU – 10 Pine Grove Road**

Public hearing to consider an application of **Mark Saydah** for a **Special Permit** under **Section 3.3.2** of the Town of Westford Zoning Bylaw **to renew approval of an existing Accessory Dwelling Unit (ADU) originally approved in 1999 (BOA 99003-SP).** The property is located at **10 Pine Grove Road** in the Residence B (RB) Zoning District and is identified as Assessor Map 050 Parcel 0004 Lot 0000.

**6. BOA 2005 VAR – 8 Boutwell Hill Road**

Public hearing to consider an application of **Andrew and Juliana Arnolds** for a **Variance** from **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 Bylaw) **to allow for construction of a 810 SF barn to within 15.1’ of the rear lot line (whereas 30’ is required).** The property is located at **8 Boutwell Hill Road** in the Residence B (RB) Zoning District and is identified as Assessor Map 025 Parcel 0099 Lot 0000.

Continued from:            April 15, 2020

*The Applicant has requested withdrawal of the application without prejudice.*

**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/6758639009772289549> 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) 929-4212 and using meeting code 597-774-053.
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 Rebecca Cheney, Town Planner, [rcheney@westfordma.gov](mailto:rcheney@westfordma.gov) by 3 pm on June 17, 2020.

*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).*