



**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, August 19, 2020
7:00 PM Meeting**

Via webinar

See instructions to access the webinar below

Open Forum

Review of Minutes July 15, 2020

Public Hearing Items

1. BOA 2009 SP – 124 Main Street

Public hearing to consider an **AMENDED** application of **DECA Corporation** 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)
June 17, 2020
July 15, 2020 (No discussion)

The Applicant has requested to continue to the September 16, 2020 meeting

2. 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)
 June 17, 2020
 July 15, 2020 (No discussion)

3. BOA 2018 SP – 38 Lake Shore Drive North

Public hearing to consider an application of **Craig and Marsha Caster** for a **Special Permit** pursuant to **Section 3.6.8** 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 a nonconforming dwelling and reconstruction with a larger volume, larger area, and larger footprint**. The property is located at **38 Lake Shore Drive North** in the Residence B (RB) Zoning District and is identified as Assessor Map 078 Parcel 0094 Lot 0000.

Non-Public Hearing Items

Correspondence, Reports and Updates

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.

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/7094167078852941071> 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 (914) 614-3221 and using meeting code 338-213-364.
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 by 3 pm on August 19, 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.