MEETING AGENDA
Wednesday, August 21, 2019
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

Open Forum

Review of Draft Minutes: May 15, 2019
June 19, 2019

Public Hearing Items

1. BOA 1914 VAR – 7 Hawthorne Avenue
Public hearing to consider an application of Aaron and Amy Johnson for Variances 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 the construction of a 24’x49’ addition that will not meet side yard setbacks (4.7’
provided whereas 15’ is required) and to allow two (2) existing sheds that do not meet
the 10’ setback requirement to remain in place. The property is located at 7 Hawthorne
Avenue in the Residence B Zoning District and is identified as Assessor Map 070 Parcel 0062
Lot 0000.

Continued from: July 17, 2019

2. BOA 1915 VAR – 11 Emerson Road
Public hearing to consider an application of JianWu Shi and LiYing Wei for a Variance from
Appendix C: Table of Dimensional and Density Regulations (Footnote 5) 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 8’x12’ shed that will not meet side and
rear yard setbacks for an accessory structure in the Residence B zoning district (3’
provided at the rear and side whereas 10’ is required). The property is located at 11
Emerson Road in the Residence B Zoning District and is identified as Assessor Map 078 Parcel
0027 Lot 0000.

Continued from: July 17, 2019

3. BOA 1916 VAR – 20 Village View Road
Public hearing to consider an application of Daniel and Penny Lacroix 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 the construction of a 12’x 17.5’ screened porch that will not meet rear yard
setbacks (27’ provided whereas 30’ is required). The property is located at 20 Village View
Road in the Residence A Zoning District and is identified as Assessor Map 060 Parcel 007 Lot
0000.
4. **BOA 1917 SP VAR ADU – 32 Chicory Road**
   Public hearing to consider an application of Kenneth and Ellen Dyment for a Special Permit under Section 3.3.2 to allow for the creation of a 970 SF Accessory Dwelling Unit (ADU) and Variances from Section 3.3.4(1) and (3) to allow for the creation of an ADU that will exceed 33% of the gross living space of the structure and to permit an ADU that creates more than a 15% increase in the gross floor space of the structure 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 970 SF ADU (increasing the gross living space by 35.5% whereas 33% is permitted and creating a 26.3% increase in gross floor space whereas 15% is permitted). The property is located at 32 Chicory Road in the Residence A Zoning District and is identified as Assessor Map 010 Parcel 0110 Lot 0000.

5. **BOA 1918 SP – 70 Chamberlain Road**
   Public hearing to consider an application of the Anderson Family Irrevocable Trust for a Special Permit from 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 Westford Zoning Bylaw) to allow for an after the fact Conversion of a Dwelling into 2 dwelling units. The property is located at 70 Chamberlain Road in the Residence A Zoning District and is identified as Assessor Map 033 Parcel 0027 Lot 0006.

6. **BOA 1919 SP VAR – 58 Tenney Road**
   Public hearing to consider an application of the 58 Tenney Road Realty Trust for a Special Permit under Section 3.6.8 to allow for the reconstruction of a dwelling with a larger volume, larger area, and new building footprint and 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 the construction of a new dwelling that will not meet front yard setbacks (36.5' provided whereas 50' required). The property is located at 58 Tenney Road in the Residence A Zoning District and is identified as Assessor Map 044 Parcel 0014 Lot 0001.

**Non-Public Hearing Items**

A. Request for administrative approval of a small play area and swing set at Sugar Maple Lane (BOA 1712 CP)
B. Board reorganization

**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.*