



**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, September 18, 2019

7:00 PM Meeting

**Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886**



Open Forum

Review of Draft Minutes: *July 17, 2019*

Public Hearing Items

1. BOA 1920 SP ADU - 336 Groton Road

Public hearing to consider an application of **Ian and Patricia Adams** 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) **to allow for the conversion of an existing 300 SF shed to an Accessory Dwelling Unit (ADU)**. The property is located at **336 Groton Road** in the Residence A Zoning District and is identified as Assessor Map 076 Parcel 0002 Lot 0000.

2. BOA 1921 SP - 10 Elm Street

Public hearing to consider an application of **Samantha and Patrick Duran** for a **Special Permit** under **Section 3.6.3** 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 extension of a non-conforming dwelling with a larger volume, larger area, and new building footprint**. The property is located at **10 Elm Street** in the Residence B Zoning District and is identified as Assessor Map 057 Parcel 0033 Lot 0000.

3. BOA 1922 SP ADU - 125 Concord Road

Public hearing to consider an application of **Masskey Development Corporation** for a **Special Permit** under **Section 3.6.3** of the Town of Westford Zoning Bylaw **to allow for the reconstruction of a nonconforming dwelling with a larger volume, larger area, and new building footprint** and for a **Special Permit** under **Section 3.3.2** **to allow for a 750 SF Accessory Dwelling Unit (ADU) within the proposed dwelling** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **125 Concord Road** in the Residence A Zoning District and is identified as Assessor Map 016 Parcel 0066 Lot 0000.

4. BOA 1914 VAR - 7 Hawthorne Avenue

Public hearing to consider an application of **Aaron and Amy Johnson** for **Variiances** 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
August 21, 2019*

5. 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
August 21, 2019*

Non-Public Hearing Items

- A. 71 Powers Road - Discussion regarding possible expansion of existing non-conforming residential use

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.