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 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
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.