



**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, October 21, 2020  
7:00 PM Meeting**

**Via webinar**

See instructions to access the webinar below

**Open Forum**

**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)  
                                 August 19, 2020 (No discussion)  
                                 September 16, 2020 (No discussion)

*The Applicant has requested to withdraw the application without prejudice*

**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)  
                                       August 19, 2020  
                                       September 16, 2020 (No discussion)

**3. BOA 2020 SP ADU – 25 Carlisle Road**

Public hearing to consider an application of **Laurie Stewart, Trustee of Eastwood Farms Realty Trust** 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 1,084 SF of a 1,840 SF barn to an Accessory Dwelling Unit (ADU)**. The property is located at **25 Carlisle Road** in the Industrial B zoning district and is identified as Assessor Map 017 Parcel 0070 Lot 0000.

**General Business Items**

- A. BOA 1634 CP & BOA 1704 CP – Hanover Westford Valley and Hanover Westford Hills – Request to establish an escrow account and to accept a fee in lieu of satisfying transportation conditions of approval
- B. BOA 2022 ADM – 40 Main Street (Muffins on Main) - Request for a minor modification to authorize the conversion of two off-street parking spaces to lawn area

**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/5048416844981135376>. 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 (415) 655-0060 and using meeting code 946-386-035.
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 October 21, 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).*