Town of Westford
Zoning Board of Appeals
Town Hall, 55 Main Street
Westford, Massachusetts 01886
(978) 692-5524 · Fax: (978) 399-2732

AMENDED MEETING AGENDA
Wednesday, December 18, 2019
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

Open Forum

Review of minutes: November 20, 2019

Public Hearing Items

1. BOA 1926 VAR – 15 Chamberlain Road
   Public hearing to consider an application of DECA Corporation for Variances from Section 4.4.1 of the Town of Westford Zoning Bylaw to allow for the creation of two (2) Hammerhead Lots each with 45.33’ of frontage, whereas 50’ is required, and from Section 4.3.5 to allow for one lot with an R-factor of 0.35 and one lot with an R-factor of 0.32, whereas a minimum R-factor of 0.40 is required (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at 15 Chamberlain Road in the Residence A Zoning District and is identified as Assessor Map 038 Parcel 0005 Lot 0000.

   Continued from: November 20, 2019

2. BOA 1927 VAR MOD – 497 Groton Road (Philbrick Motorsports)
   Public hearing to consider an application of Roy Philbrick Sr. and Roy Philbrick Jr. to modify previously approved Conditions of Approval (see BOA 1530 SP VAR). The modifications pertain to the number of trailers that can be stored behind the gate and to allow some temporary parking of trailers outside the gated area (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at 497 Groton Road in the Industrial A Zoning District and is identified as Assessor Map 046 Parcels 0020 Lot 0000.

3. BOA 1928 VAR – 55 Cold Spring Road
   Public hearing to consider an application of Pamela Sulka 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 decrease lot area on a nonconforming lot from 39,006 SF to approximately 32,000 SF (whereas 40,000 SF is required) to create a non-buildable parcel (approximately 7,000 SF) for the sole purpose of conveyance to an abutter. The property is located at 55 Cold Spring Road in the Residence A Zoning District and is identified as Assessor Map 026 Parcel 0039 Lot 0000.

Non-Public Hearing Items
   A. 478 Groton Road – Non-binding discussion of possible mixed use (Single-family dwelling and multiple commercial uses)

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.

December 18, 2019 Zoning Board of Appeals Agenda