



**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, April 15, 2020**  
**7:00 PM Meeting**

**Via webinar**

**See instructions to access the webinar below**

**Open Forum**

**Public Hearing Items**

**1. BOA 2005 VAR – 8 Boutwell Hill Road**

Public hearing to consider an application of **Andrew and Juliana Arnolds** 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 construction of a 810 SF barn to within 15.1' of the rear lot line (whereas 30' is required)**. The property is located at **8 Boutwell Hill Road** in the Residence B Zoning District and is identified as Assessor Map 025 Parcel 0099 Lot 0000.

**2. BOA 2008 SP – 270 Littleton Road (Aroma Spa)**

Public hearing to consider an application of **Edivaneia Laus Kwon** for a **Special Permit** in accordance with Appendix A – Table of Principal Use Regulations (Body Art Establishment) of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) in order **to perform Microblading/Body Art at Aroma Spa and Laser Center**. The subject property is located at **270 Littleton Road, Unit 31** in the Commercial Highway Zoning District and is identified as Assessor Map 011 Parcel 0046 Lot 0031.

**3. BOA 2012 VAR – 9 Randolph Circle**

Public hearing to consider an application of **Herbert & Madeline Fenelon** for two (2) **Variiances** pursuant to Section 3.5.3 Permitted Accessory Structures of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaws) **to allow for the construction of a 50' x 31' basketball court and retaining wall which will not meet front yard setbacks (15.9' proposed whereas 50' is required) and side yard setbacks (10.7' proposed whereas 15' is required), and the installation of a fence that will exceed height restriction (8' proposed whereas 6' is allowed)**.

**4. BOA 2006 SP – 112 Keyes Road**

Public hearing to consider an application of **Bruce and Irina Caldwell** 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) **for after-the-fact approval of an existing 1,353 SF attached Accessory Dwelling Unit (ADU) built before 1990**. The property is located at **112 Keyes Road** in the Residence A Zoning District and is identified as Assessor Map 040 Parcel 0063 Lot 0001.

**5. BOA 2010 VAR – 0 and 37 Carlisle Road**

Public hearing to consider an application of **Smurph, LLC** for a **Variance** from **Section 4.1.2** of the Town of Westford Zoning Bylaw **to allow more than one principal structure per lot (23 detached dwellings on two lots)** (and any other permit relief as may be required under the Bylaw). The property is located at **0 & 37 Carlisle Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 012 Parcels 0038 and 0041 Lots 0000.

**6. BOA 2007 VAR – 478 Groton Road**

Public hearing to consider an application of **Mary-Jo and Gary Lavelle** for **Variations** from **Sections 3.1.1 and 4.1.2** 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 demolition of an existing dwelling and the construction of two (2) 3,960 SF commercial structures and one (1) dwelling of less than 4,000 SF on a single lot.** The property is located at **478 Groton Road** in the Industrial A zoning district and is identified as Assessor Map 046 Parcel 0005 Lot 0000.

**7. BOA 2009 SP – 124 Main Street**

Public hearing to consider an application of **Deca Corp.** for a **Special Permit** pursuant to **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 Bylaw) **to allow for the conversion of a single-family dwelling built before 1954 into four (4) dwelling units.** 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.

**8. BOA 2011 VAR – 16 Pollyanna Lane**

Public hearing to consider an application of **Robert Dooley III** for **Variations (3) to allow after-the-fact approval for the construction of a 12' x 22' single-car detached garage with 12' x 12' attached, covered porch.** Variance relief is requested pursuant to 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 Bylaws to allow the proposed use/project):

1. **To allow for the construction of a garage with a reduced front-yard setback (8.8' whereas 25' is required);**
2. **To allow for the construction of a garage with a reduced side-yard setback (4.7' whereas 15' is required);**
3. **To allow for the construction of a structure with a reduced minimum distance between buildings on the same lot (less than 20' whereas 20' is required).**

The property is located at **16 Pollyanna Lane** in the Residence B (RB) Zoning District and is identified as Assessor Map 077 Parcel 062 Lot 0000.

**9. 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)

*The Applicant has requested a continuance without discussion to the May 20, 2020 meeting.*

### **Non-Public Hearing Items**

### **Correspondence, Reports and Updates**

### **Options available to access the Planning Board meeting remotely:**

1. Register to watch the meeting through the GotoWebinar website at:  
<https://attendee.gotowebinar.com/register/3786379802387213068>  
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=IQ3Xwwghd8Y>

2. You may call in and listen on any phone (landline or cellphone) by dialing +1 (562) 247-8321 and using meeting code 241-744-517
3. WCAT will be broadcasting the meeting live on channels 9 (Comcast) and 34 (Verizon). They also will be streaming the video online. 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).**

*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).*