



**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 16, 2020
7:00 PM Meeting**

Via webinar

See instructions to access the webinar below

Open Forum

Review of Minutes: August 19, 2020

Non-Public Hearing Items

- A. Presentation by Bill Reyelt and Elaine Winjna of the Department of Housing and Community Development about MGL Chapter 40R Smart Growth Overlay and Starter Home Districts

Public Hearing Items

1. 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

The Applicant has requested to continue without discussion to the October 21, 2020 meeting

2. 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)

3. BOA 2019 VAR – 32 & 36 Main Street

Public hearing to consider an application of **Michael & Joanne Sargent** for **Variances (10)** to **authorize a lot line adjustment that results in a lot and structures which do not meet current dimensional criteria.** Variance relief requested:

1. Pursuant to **Appendix C** of the Town of Westford Zoning Bylaw **to allow for the garage to remain to within 5'± of the easterly side lot line (15' is required);**
2. Pursuant to **Appendix C** **to allow for the carriage house to remain to within 13'± of the westerly side lot line (15' is required);**
3. Pursuant to **Appendix C** **to allow for the carriage house to remain to within 13'± of the rear lot line (30' is required);**
4. Pursuant to **Appendix C** **to allow for the garage and carriage house to remain with 16'± between buildings on the same lot (20' is required);**
5. Pursuant to **Appendix C** **to allow for the garage and shed to remain with 4'± between buildings on the same lot (20' is required);**
6. Pursuant to **Section 4.1.2** **to allow multiple buildings on the same lot;**
7. Pursuant to **Section 10.2 and Appendix C** **to allow a lot with less than 200' of frontage throughout the front yard setback;**
8. Pursuant to **Appendix C** **to allow the dwelling to remain to within 10'± of the front lot line (50' is required);**
9. Pursuant to **Appendix C** **to allow the dwelling to remain to within 4'± of the easterly side lot line (15' is required);**
10. Pursuant to **Appendix C** **to allow the lot to be created with reduced lot area (24,788 SF whereas 40,000 SF is required).**

The property is located at **32 & 36 Main Street** in the Residence A (RA) Zoning District and is identified as Assessor Map 059 Parcels 0008 & 0009.

Non-Public Hearing Items continued

- B. PB 2025 – 32 Zoning Bylaw Amendments – Discussion and possible vote to support proposed Zoning Bylaw amendments sponsored by the Planning Board to be considered at Special Town Meeting on October 17, 2020
- C. BOA 1810 SP – 19 Littleton Road – Request for administrative review and approval of reduced front yard setback for mailbox station
- D. Board reorganization

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/5840724923182628367>. 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) 930-5321 and using meeting code 420-003-237.
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 by 3 pm on September 16, 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.