



**TOWN OF WESTFORD
ZONING BOARD OF APPEALS**

55 Main Street
Westford, Massachusetts 01886
TEL (978) 692-5524 FAX (978) 399-2732

**Meeting Agenda & Posting
Wednesday, November 19, 2014
7:00 p.m.
Town Hall, Meeting Room 201
55 Main Street Westford, MA 01886**



General Business

Review Draft Minutes of October 15, 2014

Public Hearings

1. BOA 1423 VAR – 11 Landmark Road

Michael and Julie Michello request a **Variance** from Section 4.4.1 of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) in order to construct an addition that would be set back 26.5' from the easterly lot line where 50' is required for hammerhead lots. The property is located in the Residence A Zoning District and is identified as Assessor Map 007 Parcel 0105 Lot 0000.

2. BOA 1419 VAR – 3 Littleton Road

Holly Bickerstaffe requests a **Variance** from the Table of Principal Use Regulations of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for the establishment of a Health Wellness Center, which would include uses classified within the use categories of a Personal Service Establishment and a Massage Establishment. The property is located in the Industrial Highway Zoning District and is identified as Assessor Map 023 Parcel 0043 Lot 0000.

3. BOA 1420 SP – 44 Bridge Street

Douglas C. Deschenes on behalf of Michael Genetti requests a **Special Permit** under Section 3.6.8(2) of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for the demolition of the existing nonconforming single family house and its reconstruction with a larger volume and new footprint. The property is located in the Residence B Zoning District and is identified as Assessor Map 030 Parcel 0081 Lot 0000.

4. BOA 1421 VAR – 6 Elliot Road

Melissa E. Robbins on behalf of Ralph R. Sullivan requests a **Variance** from Section 4 and the Table of Dimensional and Density Regulations of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) in order to extend the existing structure by ten (10) feet, which would result in a violation of the front yard setback. The property is located at 6 Elliot Road in the Commercial Highway Zoning District and is identified as Assessor Map 011 Parcel 0002 Lot 0000.

5. BOA 1422 VAR – 37 Broadway Street

North Commercial Incorporated requests a **Variance** from the Table of Principal Use Regulations of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) in order to allow an existing mixed use structure to be used as a two family dwelling. The property is located in the Business Zoning District and is identified as Assessor Map 062 Parcel 0063 Lot 0000.

Non-Public Hearing Items:

Summer Village

- Clarification on Conditions of Approval
 - Relating to seasonal homes
 - Relating to year-round caretaker home

Cottages in the Woods (BOA 1008 CP)

- Status of construction activity and required As-Built Plans

Graniteville Woods – Discussion re: Memorandum of Agreement

- Update to Landscaping Plan

Princeton Westford Apartment Homes (BOA 1116 CP)

- Sidewalk status and Certificates of Occupancy