



**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 16, 2019
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886**

Open Forum

Review of Draft Minutes: June 27, 2019
August 21, 2019
September 18, 2019
September 25, 2019



Public Hearing Items

1. BOA 1923 SP – 4 & 6 Lake Shore Drive South

Public hearing to consider an application of **David and Alison Peternell** for a **Special Permit** under **Section 3.6.8** 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 and reconstruction of a nonconforming dwelling with a larger volume, larger area, and new building footprint.** The property is located at **4 and 6 Lake Shore Drive South** in the Residence B Zoning District and is identified as Assessor Map 073 Parcels 0022 and 0023 Lot 0000.

2. BOA 1924 VAR – 46 Lawson Road

Public hearing to consider an application of **Roger Welch** for an after-the-fact **Variance** from **Section 3.5.3(1)** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) **to allow for installation of an 8' high fence (whereas 6' high is allowed) for a 40' length of a 95' long fence that otherwise meets height requirements.** The property is located at **46 Lawson Road** in the Residence A Zoning District and is identified as Assessor Map 073 Parcel 0137 Lot 0000.

3. BOA 1925 SP VAR – 400 Littleton Road

Public hearing to consider an application of **Sherrill Gould, on behalf of Jack & Clara Farmstead, LLC**, for a **Special Permit** from **Section 3.6.2** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) **to change from one nonconforming use to another, less detrimental, nonconforming use.** The property is located at **400 Littleton Road** in the Commercial Highway (CH), Residence A (RA) and Industrial Highway (IH) zoning districts, Zone III Water Resource Protection Overlay District, and is identified as Assessor Map 010 Parcel 0001 Lot 0000.

Non-Public Hearing Items

- A. BOA 1008 CP – Cottages in the Woods – Request for Town to install street lighting
- B. BOA 1625 SP Cell – 11 Brookside Road

- Discussion and possible vote regarding a draft Letter of Support for the proposed cell tower at 11 Brookside Road to the Westford Historical Commission
- C. 71 Powers Road – Discussion regarding possible expansion of existing nonconforming residential use
 - D. Discussion and possible vote to support the October 28, 2019 Special Town Meeting request to supplement the FY20 contract for Affordable Housing Consultant Services with the Westford Housing Authority in the amount of \$4,107

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.