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**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, January 19, 2022**  
**7:00 PM Meeting**  
**Town Hall, Meeting Room 201**  
55 Main Street, Westford, MA 01886

*Pursuant to the Westford Board of Health's Emergency Regulation (09/22/2021), starting October 1, 2021 all individuals aged two years and above are required to wear a mask in all public indoor spaces, with an exception for those who are unable to wear a face covering due to a medical condition or disability. Thank you for your cooperation.*

**Open Forum**

**Review of Minutes** December 15, 2021

**Public Hearing Items**

**1. BOA 2130 SP – 63 Powers Road**

Public hearing to consider the application of **Attorney Melissa Robbins** for a **Special Permit** pursuant to **Section 3.6.2** of the Town of Westford Zoning Bylaw to allow for **after-the-fact approval for an extension of a pre-existing non-conforming warehouse use with accessory retail sales** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **63 Powers Road (British Delights)** in the Industrial Highway (IH) Zoning District and is identified as Assessor Map 005 Parcel 0013 Lot 0000.

**2. BOA 2201 SP ADU VAR – 57 Acton Road**

Public hearing to consider the application of **Nathalie Appleton and Costantino Fazio** for a **Special Permit** pursuant to **Section 3.3.2** of the Town of Westford Zoning Bylaw to allow for **after-the-fact approval of an attached Accessory Dwelling Unit (ADU) (constructed by a previous owner)** and a **Variance from Section 3.3.4.1** to permit a **945 SF ADU, which exceeds 33% of the gross floor area of the principal structure or 800 feet** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **57 Acton Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 007 Parcel 0070 Lot 0000.

**3. BOA 2202 VAR – 10 Elderberry Way**

Public hearing to consider the application of **James & Melissa Higgins** for a **Variance from Appendix C** of the Town of Westford Zoning Bylaw to allow for **after-the-fact approval of the construction of a 16' x 23.5' (376 SF) gazebo that is located 9.4' from the existing dwelling, whereas 20' between buildings on the same lot is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **10 Elderberry Way** in the Residence A (RA) Zoning District and is identified as Assessor Map 007 Parcel 0079 Lot 0005.

**4. BOA 2203 SP ADU VAR – 2 Griffin Road**

Public hearing to consider the application of **Maxwell and Monique Boucher** for a **Special Permit** pursuant to **Section 3.3.2** of the Town of Westford Zoning Bylaw to allow for **creation of an Accessory Dwelling Unit (ADU) via conversion of an existing attached barn** and a **Variance** from **Section 3.3.4.1** to permit a **933 SF ADU, which exceeds 33% of the gross floor area of the principal structure or 800 feet** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **2 Griffin Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 012 Parcel 0106 Lot 0000.

**5. BOA 2204 SP – 2 Park Drive, Unit 1**

Public hearing to consider the application of **Suzanne Trayhan** for a **Special Permit** pursuant to **Appendix A** of the Town of Westford Zoning Bylaw to allow for **the boarding, renting and sale of animals (rabbits) on a parcel less than five (5) acres in the Commercial Highway zoning district** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **2 Park Drive, Unit 1 (House Rabbit Network)** in the Commercial Highway (CH) Zoning District and is identified as Assessor Map 011 Parcel 0043 Lot 0000.

**General Business Items**

A. Potential Amendments to Accessory Dwelling Units (ADU) Section of the Zoning Bylaw

**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 the Permitting Department at (978) 692-5524 or email [etoothaker@westfordma.gov](mailto:etoothaker@westfordma.gov)