



Town of Westford  
**Zoning Board of Appeals**  
Town Hall, 55 Main Street  
Westford, Massachusetts 01886  
(978) 692-5524 · Fax: (978) 399-2732

**REVISED MEETING AGENDA**  
**Wednesday, July 20, 2022**  
**7:00 PM Meeting**  
**Town Hall, Meeting Room 201**  
55 Main Street, Westford, MA 01886

**Amended**  
**11:05 AM**

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TOWN CLERK  
WESTFORD

**Open Forum**

**Review of Draft Minutes**      June 15, 2022

**Public Hearing Items**

**1. BOA 2212 VAR – 487 Groton Road**

Public hearing to consider the application of **487 Groton Road, LLC c/o Attorney Melissa Robbins** for a **Variance from Appendix C** of the Town of Westford Zoning Bylaw to allow for **construction of a 1,248-SF storage building with an easterly side yard setback of 4.6' and southerly side yard setback of 7.6' whereas 15' is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **487 Groton Road** in the Industrial A (IA) Zoning District and is identified as Assessor's Map 046 Parcel 0021 Lot 0000.

Continued from:      May 18, 2022 (No discussion)  
   June 15, 2022 (No discussion)

*The Applicant has requested to continue the matter without discussion to the August 17, 2022 meeting*

**2. BOA 2214 VAR – 25 Oak Road**

Public hearing to consider the application of **Mary & Ryan Flanigan** for a **Variance from Appendix C** of the Town of Westford Zoning Bylaw to allow for **the construction of a 22' x 22' garage resulting in a 10.2' side yard setback, whereas 15' is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **25 Oak Road** in the Residence B (RB) Zoning District and is identified as Assessor's Map 069 Parcel 0205 Lot 0000.

**3. BOA 2215 SP ADU VAR – 42 Newport Drive**

Public hearing to consider the application of **Sandra & Bill Martin** 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) within the top floor of a proposed garage addition** and a **Variance from Section 3.3.4.3.a** to permit a **913 SF ADU, which exceeds a 15% increase in the gross floor area of the principal structure** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **42 Newport Drive** in the Residence A (RA) and Residence B (RB) Zoning Districts (with work proposed only within RB) and is identified as Assessor's Map 068 Parcel 0027 Lot 0000.

**4. BOA 2216 VAR – 28 Brookside Road**

Public hearing to consider the application of **Sean & Rabiah Curran** for a **Variance from Appendix C** of the Town of Westford Zoning Bylaw to allow for **the construction of a 17.7' x 29.9' addition resulting in a 6.3' side yard setback, whereas 15' is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **28 Brookside Road** in the

Residence B and Business Zoning Districts (work is proposed only within the Business District) and is identified as Assessor's Map 070 Parcel 0098 Lot 0000.

**5. BOA 2217 VAR MOD – 7 Littleton Road (Ruffhouse Dog Daycare)**

Public hearing to consider the application of **Stephen Bonaccorsi** for a **Modification to a Variance (Decision BOA 06029 VAR) to increase the maximum capacity from 35 dogs to 110 dogs, increase the overnight boarding capacity from 20 dogs to 30 dogs, expand the use into a larger portion of the building, and relocate the outdoor play area** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **7 Littleton Road (Ruffhouse Dog Daycare)** in the Industrial Highway (IH) Zoning District and is identified as Assessor Map 023 Parcel 0042 Lot 0000.

**General Business Items**

A. Board Re-organization and Appointments

**Correspondence, Reports and Updates**

If you are unable to attend the meeting, please submit written comments to Joseph Giniewicz, Town Planner, [jginiewicz@westfordma.gov](mailto:jginiewicz@westfordma.gov), by 12:00 pm on July 20, 2022.

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)