



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, July 21, 2021
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

RECEIVED

JUL 15 2021

TOWN CLERK
WESTFORD

Open Forum

Review of Minutes April 21, 2021
 May 19, 2021
 June 16, 2021

Public Hearing Items

1. BOA 2113 VAR- 12 Anne Teresa Way

Public hearing to consider an application of **David J. Sullivan, III and Donna Veldran Sullivan** for a **Variance** from **Section 3.5.3.2 and/or Appendix C** of the Town of Westford Zoning Bylaw **to allow for a Game Court with a 10'2" rear-yard setback whereas 30' is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **12 Anne Teresa Way** in the Residence A (RA) Zoning District and is identified as Assessor Map 013 Parcel 0070 Lot 0038.

Continued from: June 16, 2021

2. BOA 2114 VAR - 12 Bridge Street

Public hearing to consider the application of **Wendy Kessler and David Levin** for a **Variance** from **Appendix B** of the Town of Westford Zoning Bylaw **to allow for a personal training/fitness use in the Residence B (RB) Zoning District** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **12 Bridge Street** and is identified as Assessor Map 025 Parcel 0188 Lot 0000.

3. BOA 2115 SP - 28 Byrne Avenue

Public hearing to consider the application of **Richard and Maureen Wilcinski** for a **Special Permit** pursuant to **Section 3.6.8.2** of the Town of Westford Zoning Bylaw **to allow for the reconstruction of a non-conforming dwelling with a larger building footprint** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **28 Byrne Avenue** in the Residence B (RB) Zoning District and is identified as Assessor Map 078 Parcel 0080 Lot 0000.

4. BOA 2116 SP ADU VAR - 469 Groton Road

Public hearing to consider the application of **Lawrence Ouellette** for a **Special Permit** under **Section 3.3.2** to allow for the construction of a 526 SF attached Accessory Dwelling Unit (ADU) and a **Variance** from **Section 3.3.4.3.a** to **permit an ADU that creates more than a 15% increase in the gross floor space of the structure** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **469 Groton Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 077 Parcel 0021 Lot 0000.

5. BOA 2117 VAR – 6 Fletcher Lane

Public hearing to consider the application of **Attorney Melissa Robbins** for a **Variance** from **Appendix C and Section 4.0** of the Town of Westford Zoning Bylaw **to allow for the division of one lot into a total of two (2) conforming lots that will result in a rear yard setback of 16’ on one of the lots for an existing garage (to be converted to a dwelling) whereas 30’ is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **6 Fletcher Lane** in the Residence B (RB) Zoning District and is identified as Assessor Map 077 Parcel 0060 Lot 0001.

6. BOA 2118 VAR – 151 Littleton Road – McDonald’s

Public hearing to consider the application of **McDonald’s Real Estate Company** for a **Variance** from **Appendix A – Table of Uses (F.2) and Section 5.3.5.7** of the Town of Westford Zoning Bylaw **to allow for a drive-through restaurant facility with two (2) menu boards (approximately 20 SF each) and two (2) pre-browse boards (approximately 10 SF each)** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **151 Littleton Road** in the Commercial Highway (CH) Zoning District and Route 110 Minot’s Corner Overlay District (R110MCO) and is identified as Assessor Map 017 Parcel 0014 Lot 0002.

7. BOA 2119 CP MOD – 24 Durkee Lane – Avalon Bay Solar

Public hearing to consider the application of **Avalon Bay** for a **Modification to a Comprehensive Permit** under **MGL Ch. 40B s.20-23 and 760 CMR 56.00** and **Limited Site Plan Review for an Exempt Large-Scale Solar Energy System** to allow for **construction of an approximately 206 +/- kilowatt direct current ballasted solar photovoltaic installation to be located on an existing leachfield at the Avalon Bay Wastewater Treatment Facility** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **24 Durkee Lane** in the Residence A (RA) Zoning District and is identified as Assessor Map 002 Parcel 0020 Lot 0000.

8. BOA 2120 VAR – 252 Groton Road

Public hearing to consider the application of **Duane and Donna Boneck** for a **Variance** from **Appendix C** of the Town of Westford Zoning Bylaw **to allow for a 21’-diameter above-ground pool with a 26’ front yard setback whereas 50’ is required, and for after-the-fact relief for an addition that does not meet the required front yard setback** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **252 Groton Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 041 Parcel 0003 Lot 0000.

9. BOA 2121 VAR – 40B Nutting Road

Public hearing to consider the application of **Francis Marchilena** for a **Variance** from **Section 4.4.1.3** of the Town of Westford Zoning Bylaw **to allow for a retaining wall on a hammerhead lot with a 34.8’ side yard setback whereas 50’ is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **40B Nutting Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 065 Parcel 0044 Lot 0004.

General Business Items

- A. Chapter 358 of the Acts of 2020 & Potential Amendments to Accessory Dwelling Units Bylaw
- B. Board Re-organization and Appointments

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.