



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, August 17, 2022
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

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Open Forum

Review of Draft Minutes July 20, 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)
 July 20, 2022 (No discussion)
2. **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.

Continued from: July 20, 2022
3. **BOA 2218 VAR – 7 Rome Drive**
Public hearing to consider the application of **Christopher Burns c/o Atty Melissa Robbins** for a **Variance** from **Appendix C** of the Westford Zoning Bylaw for **construction of a 30'x14' inground swimming pool with a rear yard setback of 10' whereas 30' is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **7 Rome Drive** in the Residence A (RA) Zoning District and is identified as Assessor Map 021 Parcel 0003 Lot 0017.
4. **BOA 2219 SP VAR MOD – Summer Village**
Public hearing to consider the application of **Summer Village Association** for a **Modification to Special Permits and Variances Decision (BOA 05001-008 SP VAR) to modify Conditions of Approval 8a and 8m to allow for extensions and/or expansions of the cottages that result in a total unit area of 800 SF or less and clarify whether loft space is included in square footage limitations** (and any other permit relief as may be required under the Westford Zoning Bylaw). The

property is located at **Summer Village (off Long Sought For Pond Road)** in the Residence A (RA) Zoning District and is identified as Assessor Map 044 Parcel 0040 Lots 0000 through 0277.

General Business Items

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

Correspondence, Reports and Updates

If you are unable to attend the meeting, please submit written comments to Joseph Giniewicz, Town Planner, jginiewicz@westfordma.gov, by 4:00 pm on August 17, 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