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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, August 18, 2021

7:00 PM Meeting

**Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886**

Pursuant to the Westford Board of Health's vote (08/09/2021), all Board members, Town staff, and attendees are required to wear a mask at all public meetings inside Town buildings. Thank you for your cooperation.

Open Forum

Review of Minutes

Public Hearing Items

1. 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.

Continued from: July 21, 2021

The Applicant has requested withdrawal of their petition without prejudice

2. 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.

Continued from: July 21, 2021

3. BOA 2122 SP VAR– 60 Elm Road

Public hearing to consider an application of **Gary and Susan Palefsky** 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 volume, area, and building footprint** and a **Variance** from **Appendix C** of the Bylaw **to allow for a new nonconforming front yard setback of 18.5'** whereas

25' is required (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **60 Elm Road** in the Residence B (RB) Zoning District and is identified as Assessor Map 074 Parcel 0231 Lot 0000.

4. BOA 2123 SP VAR – 53 Elm Road

Public hearing to consider the application of **Robert & Margaret Gibbons** 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 volume, area, and building footprint** and a **Variance** from **Appendix C** of the Bylaw **to allow for new nonconforming side and rear yard setbacks of 6.2' whereas 15' is required and 21.3' whereas 25' is required, respectively** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **53 Elm Road** in the Residence B (RB) Zoning District and is identified as Assessor Map 074 Parcel 0235 Lot 0000.

5. BOA 2124 VAR – 2 Mamie Lane

Public hearing to consider the application of **Dana & Jennifer Kelly** for a **Variance** from **Appendix C** of the Town of Westford Zoning Bylaw **to allow for construction of a 24'-diameter above-ground pool with an 18' rear setback, whereas 30' is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **2 Mamie Lane** in the Residence A (RA) Zoning District and is identified as Assessor Map 055 Parcel 0027 Lot 0002.

General Business Items

- A. Suggested Revisions to Application Checklist
- B. Chapter 358 of the Acts of 2020 & Potential Amendments to Accessory Dwelling Units 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