



**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 21, 2019

7:00 PM Meeting

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

Open Forum

Review of Draft Minutes: *May 15, 2019*
 June 19, 2019



Public Hearing Items

1. BOA 1914 VAR – 7 Hawthorne Avenue

Public hearing to consider an application of **Aaron and Amy Johnson** for **Variations** from **Appendix C: Table of Dimensional and Density Regulations** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) **to allow for the construction of a 24'x49' addition that will not meet side yard setbacks (4.7' provided whereas 15' is required) and to allow two (2) existing sheds that do not meet the 10' setback requirement to remain in place.** The property is located at **7 Hawthorne Avenue** in the Residence B Zoning District and is identified as Assessor Map 070 Parcel 0062 Lot 0000.

Continued from: July 17, 2019

2. BOA 1915 VAR – 11 Emerson Road

Public hearing to consider an application of **JianWu Shi and LiYing Wei** for a **Variance** from **Appendix C: Table of Dimensional and Density Regulations (Footnote 5)** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) **to allow for the construction of a 8'x12' shed that will not meet side and rear yard setbacks for an accessory structure in the Residence B zoning district (3' provided at the rear and side whereas 10' is required).** The property is located at **11 Emerson Road** in the Residence B Zoning District and is identified as Assessor Map 078 Parcel 0027 Lot 0000.

Continued from: July 17, 2019

3. BOA 1916 VAR – 20 Village View Road

Public hearing to consider an application of **Daniel and Penny Lacroix** for a **Variance** from **Appendix C: Table of Dimensional and Density Regulations** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) **to allow for the construction of a 12' x 17.5' screened porch that will not meet rear yard setbacks (27' provided whereas 30' is required).** The property is located at **20 Village View Road** in the Residence A Zoning District and is identified as Assessor Map 060 Parcel 007 Lot 0000.

4. BOA 1917 SP VAR ADU – 32 Chicory Road

Public hearing to consider an application of **Kenneth and Ellen Dymnt** for a **Special Permit** under **Section 3.3.2** to allow for the creation of a **970 SF Accessory Dwelling Unit (ADU)** and **Variations** from **Section 3.3.4(1)** and **(3)** to allow for the creation of an ADU that will **exceed 33% of the gross living space of the structure** and to permit an ADU that creates **more than a 15% increase in the gross floor space of the structure** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for the construction of a **970 SF ADU (increasing the gross living space by 35.5% whereas 33% is permitted and creating a 26.3% increase in gross floor space whereas 15% is permitted)**. The property is located at **32 Chicory Road** in the Residence A Zoning District and is identified as Assessor Map 010 Parcel 0110 Lot 0000.

5. BOA 1918 SP – 70 Chamberlain Road

Public hearing to consider an application of the **Anderson Family Irrevocable Trust** for a **Special Permit** from **Appendix A: Table of Principle Use Regulations** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for an **after the fact Conversion of a Dwelling into 2 dwelling units**. The property is located at **70 Chamberlain Road** in the Residence A Zoning District and is identified as Assessor Map 033 Parcel 0027 Lot 0006.

6. BOA 1919 SP VAR – 58 Tenney Road

Public hearing to consider an application of the **58 Tenney Road Realty Trust** for a **Special Permit** under **Section 3.6.8** to allow for the reconstruction of a dwelling with a larger volume, larger area, and new building footprint and a **Variance** from **Appendix C: Table of Dimensional and Density Regulations** of the Town of Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for the construction of a new dwelling that will not meet front yard setbacks (**36.5' provided whereas 50' required**). The property is located at **58 Tenney Road** in the Residence A Zoning District and is identified as Assessor Map 044 Parcel 0014 Lot 0001.

Non-Public Hearing Items

- A. Request for administrative approval of a small play area and swing set at Sugar Maple Lane (BOA 1712 CP)
- B. Board reorganization

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.