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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, November 17, 2021

7:00 PM Meeting

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

**Pursuant to the Westford Board of Health's Emergency Regulation (09/22/2021), starting October 1, 2021 all individuals aged two years and above are required to wear a mask in all public indoor spaces, with an exception for those who are unable to wear a face covering due to a medical condition or disability. Thank you for your cooperation.**

### Open Forum

Review of Minutes    October 20, 2021

### Public Hearing Items

#### 1. 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.

Continued from:        August 18, 2021  
                                  September 16, 2021  
                                  October 20, 2021 (No discussion)

*The Applicant has requested to withdraw the applications without prejudice*

#### 2. BOA 2126 SP – 124 Main Street Lot 4

Public hearing to consider the application of **Attorney Melissa Robbins** for a **Special Permit** in accordance with **Sections 3.6.2, 3.6.8, and 10.2** of the Town of Westford Zoning Bylaw to allow for **the change from a pre-existing non-conforming use (business and multi-family) to only multi-family use, for conversion of an office/workshop building into two (2) residential units via demolition and reconstruction, and for the conversion of the existing residential structure from one (1) unit to two (2) units, for a total of four residential units on the property** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **124 Main Street Lot 4** in the Residence A (RA) Zoning District and is identified as Assessor's Map 027 Parcel 0132 Lot 0000 & Map 027 Parcel 0133 Lot 0000.

Continued from:        October 20, 2021

### 3. BOA 2128 SP – 12 Byrne Avenue

Public hearing to consider the application of **Dan Doherty** for **Special Permits** pursuant to **Sections 3.6.3** and **3.6.8** of the Town of Westford Zoning Bylaw to allow for **the reconstruction of a non-conforming dwelling with a larger volume and footprint** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **12 Byrne Avenue** in the Residence B (RB) Zoning District and is identified as Assessor Map 074 Parcel 0016 Lot 0000.

#### General Business Items

- A. Minor Modification Request for 20 Landmark Road (BOA 2001 SP)
- B. MassHousing Draft Report for Sugar Maple Lane Cost Examination (BOA 1712 CP)

#### 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](mailto:etoothaker@westfordma.gov)