



**TOWN OF WESTFORD
ZONING BOARD OF APPEALS**

55 Main Street
Westford, Massachusetts 01886
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ACTION TAKEN

Meeting Agenda & Posting

Wednesday, December 16, 2009

7:00 p.m.

All Purpose Room, Millennium School, Depot Street

7:05 p.m. ZBA Open Forum/Announcements

Acceptance of Minutes

- September 16, 2009 → Approved 4-0-0
- October 21, 2009 → Approved 5-0-0

7:10 p.m. Closed Public Hearing

A. 14 Boston Road – Special Permit & Variance(s)

Approved Variance – 2 Structure on a lot
Approved Special Permit - Conversion of dwelling
Approved Variance – Conversion of dwelling

To allow for the conversion of a single family residence to two family, to vary lot size, and to allow for a structure within the front yard setback.

7:15 p.m. Continued Public Hearings

B. 3 Primrose Lane - Variance

To allow for a structure within the side & rear yard setback.

Continued from November 18, 2009

Continued 1/20/2010

C. 14 Farmer Way– Variance

To allow for the increase in the base number of dwelling units allowed under the Flexible Development Bylaw.

Continued from November 18, 2009

Continued 1/20/2010

D. 42 Lake Shore Drive North – Special Permit & Variance

To allow for the increase of an existing non-conforming structure by extension and the creation of a new nonconformity

Continued from October 21, 2009

November 18, 2009

Continued 1/20/2010

E. 22 Griffin Road – Use Variance (Wireless Com. Facility)

To allow for a prohibited use (WCF) within the RA zoning district, to vary the height requirement, to allow for more than one structure per lot, and to allow for a WCF with Tower within 900 feet of an existing dwelling.

Continued from October 21, 2009

Continued 1/20/2010

7:30 p.m. F. Graniteville Woods – Insubstantial Modification

- a) Temporary sales sign followed by permanent signs → Approved 5-0-0
- b) Waiver of Board of Health Regulation → Withdrawn