



**TOWN OF WESTFORD
ZONING BOARD OF APPEALS**

55 Main Street
Westford, Massachusetts 01886
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ACTION TAKEN

Meeting Agenda & Posting

Wednesday, May 19, 2010

7:00 p.m.

All Purpose Room, Millennium School, Depot Street

7:00 p.m. ZBA Open Forum/Announcements

7:05 p.m. Acceptance of Minutes

- February 17, 2010 → Approved
- March 17, 2010 → Approved

7:10 p.m. Discussion – ad hoc Dept. Public Works Committee → Voted to support without adding personnel and infrastructure

7:15 p.m. Public Hearings

A. **22 Griffin Road – Use Variance & Variance(s)** → Continued 7/21/10

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
November 18, 2009
December 16, 2009
January 20, 2010
February 17, 2010
March 17, 2010
April 21, 2010

7:45 p.m. B. **Broadway Street – Use Variance** → Approved 5-0-0






To allow for an a use or activity not otherwise permitted (indoor dog boarding kennel within IA District)

Continued from September 16, 2009
October 21, 2009
November 18, 2009
January 20, 2010
February 17, 2010
March 17, 2010
April 21, 2010

7:55 p.m. C. **22-24 Brookside Road – Special Permit & Variance** → Approved 5-0-0

To allow for the demolition and reconstruction of a larger non-conforming structure to be located within the front and side yard setbacks.

Continued from April 21, 2010

- 8:05 p.m. D. **18 Cold Spring Road - Special Permit**  **Approved 5-0-0**
 To allow the use of a dwelling unit for home occupation clearly incidental and subordinate to its use for residential purposes.
- 8:15 p.m. E. **23 Village View Road - Special Permit**  **Approved 5-0-0**
 To allow the use of a dwelling unit for home occupation clearly incidental and subordinate to its use for residential purposes.
- 8:25 p.m. F. **3 Craig Circle - Special Permit & Variance**  **Approved 5-0-0**
 To allow for the increase of an existing non-conforming structure by extension and the creation of a new nonconformity
- 8:35 p.m. G. **Tadmuck Meadows II – Comp. Permit, substantial modification**  **Continued 6-9-10**
 To allow for a substantial modification to the Comprehensive Permit issued by the Board.
Continued from November 18, 2009
January 20, 2010
February 17, 2010
March 17, 2010
April 21, 2010
April 29, 2010
- 9:00 p.m. H. **Cottages in the Woods – Comp. Permit,**  **Continued 6/16/10**
 To obtain a Comprehensive Permit under M.G.L Chapter 40B to construct 20 affordable units on 17 ± acres