



TOWN OF WESTFORD
ZONING BOARD OF APPEALS
55 Main Street
Westford, Massachusetts 01886
TEL (978) 692-5524 FAX (978) 399-2732

Meeting Agenda & Posting
Wednesday, October 16, 2013
7:00 p.m.
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886



General Business

Review Draft Minutes of September 18, 2013

Public Hearings

1. **BOA 1320 SP Zheng – 12 Patten Road**, Special Permit to allow for the demolition of an existing dwelling on a nonconforming lot and the construction of a new dwelling with a larger volume and different footprint. The property is located within the Residence A zoning district and is identified as Assessor Map 020 Parcel 0073 Lot 0000.
2. **BOA 1321 VAR Baltayan – 28 Lake Shore Drive South**, Variance to allow the expansion of a nonconforming building on a nonconforming lot that increases existing nonconformities with respect to front and side yard setbacks. The property is located within the Residence B zoning district and is identified as Assessor Map 073 Parcel 0032 Lot 0000.
3. **BOA 1322 SP ADU Zhu – 16 Lowell Road**, Special Permit to allow for an Accessory Dwelling Unit within an existing dwelling. The property is located within the Residence A zoning district and is identified as Assessor Map 032 Parcel 0009 Lot 0001.
4. **BOA 1323 VAR Meldrum – 14 Shipley Circle**, Variance to allow construction of a multi-level deck to within 18 feet of the rear property line whereas 30 feet is required. The property is located within the Residence A zoning district and is identified as Assessor Map 036 Parcel 0059 Lot 0024.

Non-Public Hearing Items:

Graniteville Woods

Discussion and possible action regarding the satisfaction of a condition of approval relating to offsite improvements.

Princeton Properties

Regulatory Agreement/Local Preference Letter.