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**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA**

**February 21, 2023 – 7:00 pm @ Community Development Department**

**Physical Location:** 3 North Lowell Road (Community Development Department) Live  
**Broadcast:** WCTV Channel 20 – Local Cable TV  
**Live Stream:** <http://www.wctv21.com/>

**To access via Zoom:** [ZBA Meeting](#)

**Meeting number/access code:** 865 4393 1593 **Password:** 250013 **To join by phone:** 1 646 876 9923

**Call to Order**

**Rehearing Request – [Case #40-2022](#): Parcel 17-M-5, 17 Armstrong Rd**

**[Case #39-2022](#) Parcel 18-L-300**

**Applicant – Angle Wood Pond Realty Trust, Inc.**

**Owner – Angle Wood Pond Realty Trust, Inc.**

**Location – 55 Range Road**

**Zoning District – Mixed Use (PBT / Residential District A / WPOD)**

Variance relief is requested from **Sections 602.1.6.2, 603.1, 614.2** to permit 100 multi-family dwelling units, which would include 28 two-bedroom units in the Residential District A, 56 two-bedroom units in the Professional Business Technology (PBT) District, and 16 one-bedroom dwelling units also in the PBT District. The application is also requesting the 16 one-bedroom dwelling units in the PBT to permit Customary Home Occupation(s), which are proposed to be located above professional and business offices in four mixed-use buildings, without being required to obtain a Conditional Use Permit.

**Meeting Minutes to Review and Approve: 10-25-22 site walk & 01-27-23.**

**Planning Sessions and By-law updates**

**Legislative/Staff Updates**

**Adjournment**

**Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; 3 North Lowell Road, Monday – Friday 8am – 4pm.**