



Town of Westford
Planning Board
Town Hall, 55 Main Street
Westford, Massachusetts 01886
(978) 692-5524 · Fax: (978) 399-2732

MEETING AGENDA

Thursday, January 22, 2026

7:00 PM Meeting

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

WESTFORD TOWN CLERK
JAN 15 '26 AM 11:50

Open Forum

Public Hearing

1. PB 2534 SPR SP CR SWM – 400 Littleton Road

Public hearing to consider the application of **Jack & Clara Farmstead, LLC** for **Site Plan Review** in accordance with **Section 9.4.1** of the Town of Westford Zoning Bylaw for the **construction of a 12,000-SF +/- restaurant and arcade building and associated paved vehicular areas, stormwater management system, and utilities**; Special Permit pursuant to **Sections 8.9.4 & 8.9.5** for **Commercial Recreation use with additional accessory uses and structures**; and **Stormwater Management Permit** in accordance with **Chapter 147** of the Town of Westford General Bylaws for a **project disturbing over 1 acre** (and any other permit or relief as may be required under the Town of Westford Zoning Bylaw or General Bylaws). The subject property is located at **400 Littleton Road (Kimball Farm)**, portions of which are in the Residence A (RA), Commercial Highway (CH), and Industrial Highway (IH) Zoning Districts, and which entire property is in the Commercial Recreation Overlay District (CROD), and is identified as Assessor's Map 010 Parcel 0001 Lot 0000.

*Continued from: December 1, 2025
January 5, 2026 (No discussion)*

The Applicant has requested to continue the matter without discussion to February 2, 2026

2. PB 2536 DEF SUB SWM – 37 Powers Road

Public hearing to consider the application of **ZD Acquisitions LP c/o Attorney Melissa Robbins** for approval of a **Definitive Subdivision Plan** in accordance with **Section 218-11 of the Subdivision Rules and Regulations** and a **Stormwater Management Permit** in accordance with **Chapter 147 of the Town of Westford General Bylaws** in order to create a subdivision resulting in two (2) lots with associated roadway and utilities, and any other permit or relief as may be required under the Town of Westford Subdivision Rules and Regulations and/or Zoning Bylaws and/or General Bylaws. The subject property is located at **37 Powers Road** in the Industrial Highway (IH) Zoning District and MBTA Communities Multi-Family Overlay District (MCMOD) and is identified as Assessor's Map 011 Parcel 0075 Lot 0001.

Continued from: December 15, 2025

The Applicant has requested to continue the matter without discussion to February 2, 2026

3. PB 2520 SPR SP SWM MOD – 7 Carl Thompson Road

Public hearing to consider the application of **NewQuality Fence Co.** for **Modifications to a previously approved Site Plan Review** in accordance with **Section 9.4.1** of the Town of Westford Zoning Bylaw for the **redevelopment of an industrial property**; **Special Permit** pursuant to **Appendix A** to allow for **Contractor's Yard use within the Industrial A Zoning District**; and **Stormwater Management Permit** in accordance with **Chapter 147 of the Town of Westford General Bylaws** for a **project disturbing over 1 acre**; specifically, modifications to the stormwater management system, tree

removal, paving, entry gate location, and lighting are proposed (and any other permit or relief as may be required under the Town of Westford Zoning Bylaw or General Bylaws). The subject property is located at **7 Carl Thompson Road** in the Industrial A (IA) Zoning District and is identified as Assessor's Map 077 Parcel 0029 Lot 0000.

4. PB 2601 DEF SUB SWM – 79 Powers Road & others – Nashoba Valley Ski Area

Public hearing to consider the application of **Al Fletcher c/o Attorney Melissa Robbins** for approval of a **Definitive Subdivision Plan** in accordance with **Section 218-11 of the Subdivision Rules and Regulations** and a **Stormwater Management Permit** in accordance with **Chapter 147 of the Town of Westford General Bylaws** in order to create a subdivision resulting in three (3) lots via reconfiguration of nine (9) existing parcels, with associated roadway and utilities, and any other permit or relief as may be required under the Town of Westford Subdivision Rules and Regulations and/or Zoning Bylaws and/or General Bylaws. The subject property is located at **2 parcels addressed 79 Powers Road, 79A & 89 Powers Road, three unnumbered Powers Road parcels, one unnumbered Robbins Road parcel, and 79B Littleton Road (Nashoba Valley Ski Area)** in the Residence A (RA) (southerly 5 parcels) and Commercial Highway (CH) (northerly 4 parcels) zoning districts, with portions of the northeasterly parcels within the MBTA Communities Multi-family Overlay District (MCMOD), and are identified as Assessor's Map 005 Parcels 0002 through 0009 Lots 0000 and Map 005 Parcel 0007 Lot 0001.

General Business

None

Review of Draft Minutes: December 1, 2025

Correspondence, Reports and Updates

If you are unable to attend the meeting, please submit written comments to planningboardstaff@westfordma.gov, by 4:00 pm on the day of the meeting.

All meeting materials are available at the Land Use Management Department, Room 210, Town Hall, as well as in an online meeting packet typically posted not later than 12:00pm on the Friday preceding the meeting. Please search this Board and meeting date at <https://www.westfordma.gov/767/Document-Management-System> to view and download the packet.

Please be advised this open meeting may be broadcast live via WCAT and recorded for playback online, video-on-demand viewing at <https://cloud.castus.tv/vod/westfordcat/?page=HOME>. Attendees are reminded that by attending this meeting, you consent to your likeness and audio being used and rebroadcast by WCAT.

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 Town Manager's Office at 978-692-5501 extension 1 or email to tmaa@westfordma.gov.