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

## MEETING AGENDA

Monday, January 3, 2022

7:00 PM Meeting

Town Hall, Meeting Room 201

55 Main Street, Westford, MA 01886

*Pursuant to the Westford Board of Health's Emergency Regulation (09/22/2021), starting October 1, 2021 all individuals aged two years and above are required to wear a mask in all public indoor spaces, with an exception for those who are unable to wear a face covering due to a medical condition or disability. Thank you for your cooperation.*

### Open Forum

### Public Hearing Items

**1. PB 2145 SP CD – 22 Griffin Road (Cloverleaf Fields Subdivision)**

*Public hearing to consider the application of **George Allen & Son Construction, Inc.** for a **Special Permit under Section 218-13A(5) of the Subdivision Rules and Regulations** to allow for the construction of a common driveway via the proposed **Cloverleaf Lane** and any other permit or relief as may be required under the Town of Westford Subdivision Regulations and/or Zoning Bylaw. The subject property is located at **22 Griffin Road (Cloverleaf Fields Subdivision)** in the Residence A (RA) zoning district and identified as Assessor's Map 013 Parcel 0017 Lots 0000.*

*Continued from: December 20, 2021*

**2. PB 2136 SPR MOD – 22 Town Farm Road, Buildings 13 and 16**

*Public hearing to consider the application of **22 Town Farm Road LLC** for a **Modification to a Site Plan Review to allow for expansion of The Mill Works (indoor and outdoor commercial recreation and restaurant uses) into Buildings 13 and 16** and any other permit or relief as may be required under the Town of Westford Site Plan Review Rules and Regulations and/or Zoning Bylaw. The subject property is located at **22 Town Farm Road Buildings 13 & 16** in the Industrial B (IB) zoning district and identified as Assessor's Map 053 Parcel 0015 Lot 0000 & Map 057 Parcel 0107 Parcel 0000.*

*Continued from: September 20, 2021  
October 4, 2021 (No discussion)  
October 18, 2021  
November 1, 2021 (No discussion)  
November 15, 2021 (No discussion)  
December 6, 2021  
December 20, 2021*

**3. PB 2142 SPR SWM – 71 & 0 Powers Road**

Public hearing to consider the application of **Hard Rock Builders, LLC** for a **Site Plan Review** in accordance with Section 9.4 of the Town of Westford Zoning Bylaw to **construct five (5) detached dwelling units and associated driveway, utilities, and site work** and associated **Stormwater Management Permit** (and any other permit or relief as may be required under the Town of Westford Zoning Bylaw and General Bylaws). The subject property is located at **71 & 0 Powers Road** in the Industrial Highway (IH) zoning district and identified as Assessor's Map 005 Parcel 0010 Lot 0000 and a portion of Map 005 Parcel 0011 Lot 0000.

Continued from: December 6, 2021

**4. PB 2143 SPR SWM – 124 Main Street, Lot 4 (Portion of former Hick's Farm)**

Public hearing to consider the application of **124 MSW, LLC** for a **Site Plan Review** in accordance with Section 9.4 of the Town of Westford Zoning Bylaw to allow for **the change from pre-existing non-conforming uses (business and multi-family) to only multi-family use, including demolition of the existing office/workshop building, construction of a two-family dwelling, and the conversion of a dwelling for the existing residential structure from one (1) unit to two (2) units, for a total of four (4) residential units on the property, and associated site work**, and associated **Stormwater Management Permit** (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 **124 Main Street Lot 4** in the Residence A (RA) Zoning District and is identified as portions of Assessor's Map 027 Parcel 0132 Lot 0000 & Map 027 Parcel 0133 Lot 0000.

Continued from: December 6, 2021

**General Business**

- A. PB 2202 ADM: 6 Lyberty Way – Request to Authorize Administrative Review and Approval for a Change in Use (from Personal Service Establishment to Business or Professional Office)
- B. Potential Changes to Accessory Dwelling Units (ADU) Section of Zoning Bylaw
- C. Discussion regarding Chapter 358 of the Acts of 2020

Review of Draft Minutes: December 6, 2021

**Correspondence, Reports and Updates**

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 Permitting Department at (978) 692-5524 or email [etoothaker@westfordma.gov](mailto:etoothaker@westfordma.gov)