



Town of Westford Planning Board

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

MEETING AGENDA

Thursday, February 19, 2026

7:00 PM Meeting

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

WESTFORD TOWN CLERK
FEB 12 '26 PM3:42

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)
January 22, 2026 (No discussion)
February 2, 2026 (No discussion)

General Business

- A. PB 2512 SPR SWM SP MCP WRPOD PR – Stanley Way (f.k.a. 478 Groton Road) – Request for Minor Modifications to the Site Plan Review Condition #9 and Major Commercial Project Special Permit Condition #3 related to landscaping
- B. Discussion regarding potential to conduct hybrid meetings

Review of Draft Minutes: January 22, 2026

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.