



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

**MEETING AGENDA**  
**Monday, October 18, 2021**  
**7:30 PM Meeting**  
Town Hall, Meeting Room 201  
55 Main Street, Westford, MA 01886

RECEIVED

OCT 14 2021

TOWN CLERK  
WESTFORD

**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 2133 DEF SUB SWM – 22 Griffin Road – Cloverleaf Fields**

*Public hearing to consider the application of **George Allen c/o Attorney Douglas C. Deschenes** 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** and any other permit or relief as may be required under the Town of Westford Subdivision Regulations and/or Zoning Bylaw in order to create a subdivision resulting in six (6) lots with associated roadway and utilities (Cloverleaf Lane). The subject property is located at **22 Griffin Road** in the Residence A (RA) zoning district and identified as Assessor's Map 013 Parcel 0017 Lot 0000.*

*Continued from: August 16, 2021  
September 20, 2021 (No discussion)  
October 4, 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)*

**3. PB 2140 SP FP – 53 Elm Road**

*Public hearing to consider the application of **Robert Gibbons** for a **Special Permit for Work in a Zone A Special Flood Hazard Area** in accordance with **Section 8.2.5 of the Town of Westford Zoning Bylaw** to allow for **the demolition of the existing dwelling and construction of a new dwelling and associated***

**site work** and any other permit or relief as may be required under the Town of Westford Zoning Bylaw. The subject property is located at **53 Elm Road** in the Residence B (RB) zoning district and identified as Assessor's Map 074 Parcel 0235 Lot 0000.

**4. PB 2141 SP FP – 60 Elm Road**

Public hearing to consider the application of **Gary Palefsky** for a **Special Permit for Work in a Zone A Special Flood Hazard Area** in accordance with **Section 8.2.5** of the Town of Westford Zoning Bylaw to allow for **the demolition of the existing dwelling and construction of a new dwelling and associated site work** and any other permit or relief as may be required under the Town of Westford Zoning Bylaw. The subject property is located at **60 Elm Road** in the Residence B (RB) zoning district and identified as Assessor's Map 074 Parcel 0231 Lot 0000.

**General Business**

- A. Working Group for EV Stations
- B. Consider request for minor modification to prior approval in order to endorse plans and sign covenant for PB 2102 DEF SUB SP OSRD SWM – 0 & 37 Carlisle Road, Diane Lane Subdivision
- C. Chapter 358 of the Acts of 2020
- D. 2022 Meeting Dates and Deadlines

Review of Draft Minutes:        September 20, 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)