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

AMENDED MEETING AGENDA

Monday, January 3, 2022

7:00 PM Meeting

Town Hall, Meeting Room 201

55 Main Street, Westford, MA 01886

Amended at 3:05 p.m.
on January 3, 2022

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) Lot C

*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*

The Applicant has requested postponement without discussion to February 7, 2022

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

The Applicant has requested postponement without discussion to February 7, 2022

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