

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for Monday, June 12, 2017
Approved on June 26, 2017

Board Members Present: Dennis Angiono, Wayne Brown, William Cleary, Sara DeVico, Lisa Fargo and Matt Wamsanz (Chair).

Board Members Absent: Jason Hoover.

Also Present: Robert White.

The meeting began at 7:25 p.m.

Final Plat Public Hearing for a 2-Lot, 1-Unit Subdivision – Wilma W Cowie Irrevocable Trust Property (Robert White – Trustee)

Robert (Bob) White was present.

Bob gave a brief explanation of the proposal. He is requesting a 2 lot subdivision to divide the existing historic dwelling and two acres from the remaining lands held in a Vermont Land Trust (VLT) Conservation Easement. He noted that the State of Vermont is requiring that the shallow well located on Lot 2 and serving Lot 1 must be located within an easement. Bob said this presents a potential problem as he will need to request an easement from VLT. He added that if VLT denies the request he will likely need to drill a well on Lot 1 and amend the wastewater and potable water permit accordingly.

Lisa asked why he wasn't pursuing on-site water in the first place.

He said installation of an on-site drilled well is not ideal because the ground water in the area has a high sulfur content and the surface water is far more potable.

The Board agreed to continue the hearing until the well issue could be sorted with the State and/or VLT.

Matt said the building envelope for Lot 1 would need to be depicted in its entirety on the survey and site plans.

Bob said that would be difficult since David Peatman only revises plats in the off-season.

Melissa said the building envelope should be depicted on a document recorded in the land records since those are typically the only documents reviewed when researching a property.

The DRB reviewed the proposal for compliance with the R5 Planning and Design Standards. The proposal received 33 points and, therefore, it meets said standards.

The DRB went through the staff report with the applicant. The group found no issues with the application and/or the proposed conditions.

Sara MOVED to continue the final plat public hearing until June 26, 2017 at 7:15 pm at the Town Offices.

Wayne SECONDED the motion

The motion PASSED: 6 – 0.

Other Business, Citizens to be Heard & Announcements

Lisa MOVED to appoint Matt - Chair, Bill - Vice Chair and Sara - Clerk.

Sara SECONDED the motion

The motion PASSED: 6 – 0.

Minutes of the January 23, 2017 Meeting

Wayne MOVED to approve the minutes

Bill SECONDED the motion

The motion PASSED: 5 – 0.

Lisa abstained.

Executive Session - Annual Employee Evaluation

The Development Review Board agreed to have Matt complete the employee evaluation. Matt will submit the evaluation to Nanette by the end of the month.

The meeting adjourned at approximately 8:27 p.m.

Submitted by,

Melissa Manka, Planning Coordinator