

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for Monday, July 31, 2017
Approved on August 7, 2017.

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

Board Members Absent:

Also Present: Melissa Manka (planning Coordinator), Reggie Spiller, Anitra Spiller and Len Amblo.

The meeting began at 7:18 p.m.

Sketch Plan Review for 2 Lot Subdivision – Owner: Stephen and Doreen Goodrich (26.48 acres)

Len Amblo, surveyor, was present.

Len explained that he's representing Stephen Goodrich as Mr. Goodrich resides in Colorado. He stated that Mr. Goodrich wishes to subdivide Lot 1 into a dwelling lot and a deferred development lot.

Len asked for a survey waiver for Lot 1B since it's a deferred lot and the DRB granted said waiver.

Len noted that the property boundary for Lot 1A will need to meet required leach field setbacks.

The DRB went through the staff report.

The DRB agreed that natural resource maps for Lot 1A were unnecessary since the area was already developed.

The DRB agreed to conduct a site visit prior to final plat and asked that the building envelope be staked prior to say site visit. The DRB will also look at the construction of the roadway to Lot 1A in addition to the proposed Lot 1A building envelope at that time.

Melissa explained that the previous subdivision approvals imposed cutting restrictions and landscaping requirements. She stated that the site plans for Lot 1A should depict required landscaping and the building envelope should meet setbacks, exclude area beyond the previously approved designated work limits as well as exclude steep slopes and ledged outcroppings.

Sketch Plan Review for 3 Lot Subdivision – Owner: Reggie and Anitra Spiller (19.79 acres)

Reggie and Anitra Spiller were present.

The applicants explained they would like to subdivide their property into three dwelling lots.

The DRB went through the staff report.

The DRB focused discussion on the proposed lot layout and building locations and their impact on contiguous forest, deer wintering habitat, wildlife habitat, etc.

The DRB asked whether the lots or buildings could be relocated to cluster development and preserve more intact forest.

Jason stated that the contours appear to hinder clustering.

Reggie stated that the property ascends and then descends into a ravine before ascending up the hillside again. He added that clustering and/or shifting development to the north or east would prove difficult.

Jason asked whether there were any views from the hillside.

Reggie said there were no views to speak of. However, if you cleared forest you might be able to see Milton-Westford Road.

The DRB asked the distance between proposed development sites.

Reggie answered that it was perhaps 1500 ft. between Lots 1 and 2 and 2000 ft. between Lots 2 and 3.

The DRB voiced concern over the area of proposed impact.

Reggie stated that the property was not under a forest management plan.

The DRB informed the applicants that the regulations would require an 18 foot wide road with 2 foot shoulders meeting the road standards as well as a fire pond due to the road's length.

The DRB requested that the Planning Commission review the latter regulations as requiring a fire pond or sprinkler system for a 3 dwelling development seems excessive. The DRB did note that clustering dwellings and reconfiguring the lots would reduce infrastructure costs which will likely be significant due to the length of the road and requirements associated with a road that length.

The DRB discussed holding a site visit prior to closing sketch review in order to provide guidance to the Spillers before beginning surveying and engineering work.

The DRB agreed to hold a site visit on Monday, August 7th in to order get a lay of the land, inspect proposed dwelling sites and determine whether there is any way to cluster building sites in order to preserve contiguous forest and wildlife habitat and decrease fragmentation and sprawl.

Bill MOVED to conduct a site visit on Monday August 7, 2017 at 6:00 pm at 34 Sugarhouse Hill and continue the sketch plan review meeting until Monday, August, 2017 at 7:00 pm at the Town Offices.

Jason SECONDED the motion

The motion PASSED: 7 – 0.

Other Business, Citizens to be Heard & Announcements

No public comment to be heard.

Minutes of the June 26, 2017 Meeting

Matt MOVED to approve the minutes.

Wayne SECONDED the motion.

The motion PASSED: 6 – 0.

Lisa abstained.

Minutes of the July 24, 2017 Meeting

Bill MOVED to approve the minutes.

Dennis SECONDED the motion.

The meeting adjourned at approximately 9:09 p.m.

Submitted by,
Melissa Manka, Planning Coordinator