

**TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for Monday, August 7, 2017
Approved on September 12, 2017**

Site Visit for 3 Lot Subdivision – Owner: Reggie and Anitra Spiller

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

Board Members Absent: Dennis Angiono and Lisa Fargo.

Also Present: Reginald Spiller and Anitra Spiller.

The meeting began at 6:05 p.m.

The DRB visited the property and viewed the proposed building sites and road location.

CONTINUED: Sketch Plan Review for 3 Lot Subdivision – Owner: Reggie and Anitra Spiller

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

Board Members Absent: Lisa Fargo.

Also Present: Reginald Spiller and Anitra Spiller.

The meeting began at 7:19 p.m.

The DRB began by stating that the proposed building sites were not as deep into the parent parcel as originally depicted in the sketch plan and, therefore, the locations were fine with regard to preservation of intact forest blocks and deer wintering habitat.

The DRB noted that there maybe be some challenges with regard to constructing and designing the proposed roadway in conformance with the Westford Land Use and Development Regulations. The DRB added that the existing roadway will need to meet the road standards with the exception of maximum slope. They added that vegetation would need to be removed from the roadway in order to see the full width of the road as originally constructed or pull offs every 600 feet would need to be provided.

The DRB noted that development would need to conform to the steep slopes and ledge outcropping requirements. However, they asked that the Planning Commission review the ledge outcropping regulations as 200 square feet of impact is insufficient to allow for reasonable development in the Town.

Lastly, the DRB stated that a fire pond would be required due to road length but they could

place a condition in the decision stating the fire pond need not be installed until the first dwelling unit requests a certificate of occupancy.

Other Business, Citizens to be Heard & Announcements

No public comment to be heard.

Minutes of the June 31, 2017 Meeting

Wayne MOVED to approve the minutes as amended.

Sara SECONDED the motion.

The motion PASSED: 6 – 0.

The meeting adjourned at approximately 7:55 p.m.

Submitted by,

Melissa Manka, Planning Coordinator