

**TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for Monday, November 13, 2017
Approved on November 27, 2017**

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

Board Members Absent: Sara DeVico and Lisa Fargo.

Also Present: Melissa Manka (Planning Coordinator), Pat Haller and Dave Baczewski.

The meeting began at 7:30 p.m.

Amendments to Agenda

There were no amendments proposed.

Preliminary Plat, Final Plat, PUD & Master Plan Public Hearing for 2 Lot Subdivision – Owner: David & Lynn Gauthier Applicant: Town of Westford

The Gauthiers were not present.

Pat noted that the Gauthiers' attorney advised them that they need not be present due to the fact that the Town is the applicant.

Melissa received an opinion from the Town Attorney that the owners need not be present as they signed a subdivision application noting the Town as the applicant.

Melissa Manka, acting as town representative/applicant, gave a brief explanation of the project. She said the proposal divides the farmland from the forestland, both of which would be conserved through a conservation easement.

The DRB went through the staff report.

Melissa stated that the 2 year deferred development penalty is not applicable to the previously approved deferred development lot due to the way the previous subdivision decision was drafted which noted the future intent to create two non-developable conservation lots.

Melissa said VLT and VHCB have approved of a designated 5 acre farm complex area on the deferred development lot, but in order to develop this area the owner would need to receive VLT, VHCB, local and state approvals.

The DRB approved of the proposed master plan.

The DRB reviewed the conservation easement and interim management plan language.

Melissa stated that the documents have been reviewed by VHCB, VLT, the County Forester and the Town Attorney. Furthermore, the Town would have one year from the date of closing to develop a long-term Management Plan.

The DRB approved of the conservation easement and management plan.

Melissa stated that the Selectboard approved access permits for the new trail access and agricultural access conditional upon the Pouliots' and Town's ownership of the properties.

Jason asked if the kiosk would need to conform to the sign standards.

Melissa reviewed the sign standards and noted the government is exempt from the sign regulations.

Jason asked about access to the property immediately following the closing.

Melissa said people would need to wait until the access through the stonewall was finished in order to enter the property from Brookside Road. However, they could enter the Town Forest if permission to cross an abutters land was received. She noted that the stone mason who worked on the wall previously believes the access can be installed in December, after closing, as long as the weather is typical for that time of year.

Matt noted that the state is not requiring any permits at this time.

Bill MOVED to close the public hearing.

Wayne SECONDED the motion.

The motion PASSED: 5 – 0.

Other Business, Citizens to be Heard & Announcements

There were no citizens to be heard.

Minutes of the October 23, 2017 Meeting

Bill MOVED to approve the minutes as amended.

Wayne SECONDED the motion.

The motion PASSED: 4 – 0.

Dennis abstained.

The meeting adjourned at approximately 8:31 p.m.

Submitted by,

Melissa Manka, Planning Coordinator