

**TOWN OF WESTFORD  
DEVELOPMENT REVIEW BOARD MINUTES  
Minutes for Monday, November 27, 2017  
Approved on January 8, 2018**

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

**Board Members Absent:** Matt Wamsganz.

**Also Present:** Melissa Manka (Planning Coordinator) and Margret Nichols.

The meeting began at 7:16 p.m.

**Amendments to Agenda**

There were no amendments proposed.

**Waiver Public Hearing – Margaret Nichols Property (+/- 244 acres)**

Margaret Nichols was present.

Margaret gave a brief explanation of the proposal. She stated she would like to replace a shed that is in ill repair with a slightly larger structure (e.g. two car garage). She added that she needs a waiver from the front yard setback because, although the existing structure can be replaced as a non-conforming structure, the new structure would have a slightly larger footprint while maintaining the same 35 ft. setback from the center line of the road. She noted that the required front yard setback is 75 ft. from the center line of the road but there is a stone wall with a steep drop off approximately 55 ft. from the centerline.

Lisa asked if the structure could be shifted to the north and meet setbacks.

Melissa said the structure still wouldn't meet setbacks.

Jason asked if the structure could be placed anywhere before the stonewall and meet setbacks.

Melissa said no.

Bill asked if the doors would be visible from the road.

Margaret said yes. Jason asked if there was an existing a curb cut to serve the proposed structure.

Margaret said yes and noted that the existing driveway was a loop.

Jason asked how long ago the existing shed was built.

Margaret said approximately 25-30 years ago. Also, the stonewall is the remnant of a foundation of a two story barn.

Jason asked if the garage could be rotated 90 degrees with the doors facing the house. He added that it's not just a visual issue but a safety issue too as it appears, as proposed, she would need to back onto Pettingill road when exiting the garage.

Margaret said she believed she could exit the garage and use the loop driveway without backing onto the road.

The DRB understood the reason for the request given the existing development, site features and contours, but stated they could not grant the request under the current regulations.

Melissa noted that the Planning Commission is working on amending the regulations for the upcoming construction season and suggested Ms. Nichols attend their December 18<sup>th</sup> meeting to request revisions to the waiver language.

Lisa MOVED to continue the public hearing until March 13, 2018.

Dennis SECONDED the motion.

The motion PASSED: 6 – 0.

#### **Other Business, Citizens to be Heard & Announcements**

Jason Hoover formally resigned from the DRB, effective immediately. The DRB thanked Jason for his many years of service to the community.

#### **Minutes of the November 13, 2017 Meeting**

Jason MOVED to approve the minutes as amended.

Bill SECONDED the motion.

The motion PASSED: 4 – 0.

Sara and Lisa abstained.

The meeting adjourned at approximately 8:48 p.m.

Submitted by,

Melissa Manka, Planning Coordinator