

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for Wednesday, December 9, 2015
Approved on January 13, 2016

Board Members Present: Wayne Brown, William Cleary, Jason Hoover, Eric Jacobsen, Tony Kitsos (Chair) and Matt Wamsganz.

Board Members Absent: Sara DeVico.

Also Present: Melissa Manka (Planning Coordinator), Brian Tremback, Mark Dragon, Alicia Greci, Lynn Gauthier and David Gauthier.

Conditional Use – Mark Dragon & Alicia Greci Property

Mark Dragon, Alicia Greci and Brian Tremback (engineer) were present.

Brian briefly explained the project and went through the staff report.

He stated that slight modifications have been made to the site plans based on the staff report.

Mainly, overhead and underground utilities are depicted. He also stated that the proposal has minimal impact to the wetland and avoids impacts to a significant stream.

Brian said his client has received state wetland and wastewater permits and an army corps permit is expected soon.

Brain said there was an error on the driveway grading plan that was submitted, which was missing a label, and there is actually only 175 ft. of 12% slope.

Brian said he also revised the site plan to depict that 15,000 square feet of WRO buffer is impacted by this proposal.

Mark stated that he has worked with Marcel, abutter to the west, regarding his curtain drain outlet located on the subject property. He said the pipe will be lowered under the driveway and upgraded to heavier duty piping with a clean out trap for maintenance. Mark said Marcel is paying for the materials and he would maintain the curtain drain.

Jason asked if the neighbor's lot was flat making it necessary for the drain to empty onto his property.

Mark answered yes and said the drainage pipe must extend that far in order to work properly.

Mark said he is proposing overhead power from the utility pole on-site to an area farther up the driveway at which point the power would go underground along the side of the driveway.

Brain said the underground power would be in a small portion of the WRO located within the fill /footprint of the area of impact. He said one new pole would be located within the WRO.

Melissa asked what the clear zone for the overhead utilities would be.

Mark said he thought it was 25 ft.

Melissa said she would confirm that.

Mark said the army corps wanted the utilities to be underground in the area of the driveway but it appears as though they are willing to allow overhead in this case.

The hearing was opened to the public and no comments were heard.

Matt MOVED to close the public hearing.
Wayne SECONDED the motion.
The motion PASSED: 6 – 0.

Sketch Plan for a 3-Lot, 2-Unit Subdivision– David & Lynn Gauthier Property

Lynn Gauthier and David Gauthier were present.

The DRB went through the staff report.

The DRB decided a site visit was not necessary due to the proposed lot's visibility from Brookside Road.

The DRB asked that the property owners consider granting a pedestrian path easement along Brookside Road to the Town if the right of way doesn't extend to the stonewall.

David said the Town right of way extends from the roadway to the stonewall.

The meeting was opened to the public.

Pat Haller explained that the shallow well for proposed Lot 1 is located on Lot 3.

Tony said an easement would need to be placed on the well or a new well proposed for Lot 1.

Tony asked how Lot 3 would be accessed.

David answered that the property would be accessed via two existing breaks in the wall north of the farmhouse and one new break in the wall south of the farmhouse. He added that the later break would be constructed by a professional mason.

Minutes of the October 14, 2015 Meetings

Wayne MOVED the minutes.

Mat SECONDED the motion

The motion PASSED: 6 – 0.

The meeting adjourned at approximately 8:29 p.m.

Submitted by,
Melissa Manka, Planning Coordinator