

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for Wednesday, January 13, 2016
Approved on January 27, 2016

Board Members Present: Wayne Brown, William Cleary, Sara DeVico, Eric Jacobsen and Matt Wamsganz (Vice -Chair).

Board Members Absent: Jason Hoover and Tony Kitsos.

Also Present: Melissa Manka (Planning Coordinator) and Travis Lavallee.

The meeting began at approximately 7:20 p.m.

Sketch Plan for a 2-Lot Subdivision Amendment–Travis Lavallee Property

Travis Lavallee was present.

Travis said the site plan and survey have been completed.

Melissa explained that this is Travis's second sketch because the final plat submission deadline expired while he was waiting for his survey and site plan to be completed. She also explained that Travis is requesting approval to build on Lot 2 (deferred development lot) of a previous Lavallee subdivision.

The DRB went through the staff report.

Matt stated that the main issue appears to be the depiction of overhead power when underground power is required.

Travis stated that he would like to use overhead power to jump Route 128 as opposed to directional drilling under the state highway.

Matt asked if the pole would be located 175 ft. from the road and if underground power is proposed from that point to the dwelling.

Travis said yes.

The DRB approved of the utility lines as proposed but asked that the site plans specifically depict the proposal as discussed.

The DRB stated that the survey references need to be updated and the location of the logging road confirmed.

The DRB agreed a statement the driveway will meet type B emergency vehicle standards as opposed to a cross section of the driveway is sufficient.

Travis confirmed that there were no ledge outcroppings, steep slopes, large trees, historic site and/or elevations present on Lot 2.

Matt stated stormwater and erosion control plans would need to be submitted with the final application.

The DRB agreed that state permits and plans would need to be submitted upon final approval. Melissa mentioned that there is an unlabeled dashed line around Lot 1's replacement wastewater area located on Lot 2.

Matt asked that the dashed line be labeled.

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

Travis mentioned that the driveway is slightly longer than 600 feet, but he would rather not construct a pull off.

Melissa measured that the driveway was approximately 800 ft.

Travis said the driveway ended up being 22 ft. wide over 18 ft. of road fabric instead of 14 ft. wide.

The DRB suggested that he include a cross section of the driveway as constructed, including gravel depth, useable road width, fabric, etc. and request an opinion letter from the Fire Department.

Minutes of the December 9, 2015 Meetings

Wayne MOVED the minutes as amended.

Bill SECONDED the motion

The motion PASSED: 4 – 0.

Sara abstained.

The meeting adjourned at approximately 7:57 p.m.

Submitted by,

Melissa Manka, Planning Coordinator