

TOWN OF WESTFORD
PLANNING COMMISSION MINUTES
Minutes for July 18, 2016 Meeting
Approved on August 18, 2016

Commission/Board Members Present: Jeremy Berger, Gordon Gebauer (Chair), Mark Letorney, Wendy Doane, Seth Jensen (arrived 9:13pm)

Also present: Sue Adams (Interim Planning Coordinator)

The meeting began at 6:30 p.m.

Westford Land Use & Development Regulation Amendments:

The Commission continued a review of the regulations. Final grammar and content edits were made in the private road and private driveway sections. Added to the list of amendments for immediate action was an edit to the definition of *Productive Agricultural Land* and the R10 District *Purpose* section (251.A).

Mark shared a recap of a VOSHA meeting he recently attended. He explained that if a property owner was to heed every VOSHA recommendation for vehicular access and safety on a nonresidential lot, the overall impervious surface amount would greatly increase. He referenced the R5 District *Dimensional Standards/Lot Coverage* (242.C) and wondered if 20% of impervious surface coverage is a sufficient maximum amount and whether that should be upped to 25%. The PC agreed further discussion and review of this topic is warranted.

Sue shared new issues with the regulations brought to light after the July 13th subdivision proposal reviewed by the Development Review Board (DRB). Section 311.E of *Basic Subdivision Design* was identified as having an error in it, specifically, the first sentence regarding building envelopes. It was decided to amend this error and add it to the first round of action items. Three topics were identified as requiring further review for potential amending: 1.) Impervious surface coverage limits in R5. 2.) *Snow Storage* standards in Figure 24 and whether to distinguish residential and commercial snow storage standards. Seth suggested highlighting the importance of storing snow outside the Water Resources Overlay district. 3.) Whether the regulations should allow for the subdivision of land that is not intended for development. The Commission started to discuss the pros and cons of deferred development lots, but it got too late to continue discussion.

Citizens to be Heard, Announcements & Other Business:

Wendy presented an article from Seven Days, "*Stopping the Buck. How did Dollar General conquer Vermont so quickly?*" and asked whether our regulations have enough prevention mechanisms in place to keep Dollar General from opening a store in Westford. Jeremy affirmed that we do have the proper mechanisms in place, namely, the 2 story height requirement in the Form Based Code overlay district. He explained that Dollar General will only build a 1 story store within a business district.

Gordon shared updates of the Jackson Farm and Forest Project. The JFFP presented ballot language to the Selectboard. The SB accepted the language as is. Also, the SB waived the DRB fees (with conditions) for the 3-lot subdivision the Gauthiers are proposing.

The Commission decided not to submit a write-up for the August Newsletter. The next submission will be for the September newsletter and should cover the upcoming RED school property vote. Jeremy will write it.

Minutes of the June 27, 2016 Meeting

Jeremy MOVED to approve the minutes.

Wendy SECONDED the motion.

The motion PASSED: 4 – 0.

The meeting adjourned at 9:45 pm.

Submitted by,

Sue Adams, Interim Westford Planning Coordinator