

TOWN OF WESTFORD
PLANNING COMMISSION MINUTES
Minutes for June 22, 2015 Meeting
Approved July 20, 2015

Commission/Board Members Present: Jeremy Berger Wendy Doane, Gordon Gebauer, Seth Jensen and Mark Letorney.

Absent: N/A

Also present: Melissa Manka (Planning Coordinator), David Gauthier and John Adams.

The meeting began at 6:39.m.

Westford Land Use & Development Regulations

The Commission reviewed and revised the PowerPoint for the Planning Commission public hearing.

The Commission would like a computer available at the library during the hearing to view the regulations on-line and would like Melissa to post a reminder on the FPF that all documents can be viewed on-line and/or downloaded and to encourage folks to bring a laptop to the hearing.

Seth asked that a few copies of the regulations in 12 point font be available at the hearing.

Wendy asked that the base density of each transect be noted on a map.

The Commission discussed allowing Restaurant and Tavern as a Conditional Use in the proposed R5 District and agreed it was not appropriate at the scale feasible to make said business viable in that area, unless as an Agricultural Enterprise related to an agricultural operation which is allowed in said district.

Neighborhood Development Areas

John Adams gave a presentation on the State of Vermont's Neighborhood Development Area Designation and described its benefits for developers.

The Commission agreed the program could benefit Westford and would pursue an application once the Town has a better handle on whether or not a community wastewater system is feasible. Seth suggested the Commission review the design criteria for the program in relation to the draft regulations and make necessary revisions prior to adoption.

Melissa said she would post information about the benefits of Neighborhood Designation on the Town Website.

Town Center Area Community Wastewater Update

Melissa said she spoke with Amy of Stone Environmental who stated she would have the Commission's questions answered and scope of work completed prior to the July 4th holiday.

Town Common Boundary Update

Melissa said Warren has begun surveying the Town Common boundary and is expected to complete said survey within a few weeks.

Planning Commission Work Plan

The Commission briefly reviewed their proposed work plan.

Citizens to be Heard, Announcements & Other Business

There were no citizens to be heard and/or other business to be discussed.

Minutes of the April 22, 2015 Meeting

Mark MOVED to approve the minutes.

Gordon SECONDED the motion.

The motion PASSED: 5 – 0.

Minutes of the May 19, 2015 Meeting

Wendy MOVED to approve the minutes.

Gordon SECONDED the motion.

The motion PASSED: 4 – 0.

Seth abstained.

The meeting adjourned at approximately 9:35 pm.

Submitted by,

Melissa Manka, Westford Planning Coordinator