

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for Wednesday, May 11, 2016
Approved on June 8 2016

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

Board Members Absent: Sara DeVico.

Also Present: Melissa Manka (Planning Coordinator), Sue Adams, David Gauthier, Sandra Ashley and Pat Haller.

The meeting began at approximately 7:15 p.m.

Continued: Final Plat for a 3-Lot Subdivision– Alice Giroux, Beverly Hall, Francis Hall, James Hall, Raymond Hall & Lois Jerome Property

Wayne MOVED to continue the public hearing until June 22, 2016 at 7:15 p.m.

Bill SECONDED the motion

The motion PASSED: 5 – 0.

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

David Gauthier was present.

David began by giving a brief overview of the project.

He stated that the slanted rear property boundary previously proposed for Lot 1 has been squared off.

He also stated that there is an issue with the wastewater location in relation to the well isolation area on the Friesen property, thereby impacting the preferred wastewater system proposed on Lot 2.

The DRB said this will need to be addressed with the Friesens and the State.

The DRB went through the staff report.

The DRB stated that if any portion of the WRO buffer is located on Lots 1 or 2 it must be depicted on the plans.

The DRB discussed the lot depth to width ratio in the FBC Overlay and the fact that the lots do not conform to said standard.

Melissa stated there were some natural features, such as waterways and stonewalls, that have helped to shape the proposed lots.

David stated that the lot shapes were also created as such in order to keep wastewater systems on site.

Jason said the applicant should submit a thorough and detailed letter explaining the reason that the lots need to be the shape proposed and cannot conform to the FBC requirement.

David stated his concern that the access requirement would impact/bury the stonewall in an attempt to have an access with a grade of 3% or less.

The DRB discussed the access requirements and the need for its revision.

The DRB agreed that the applicants should discuss the matter with the Road Foreman to determine the Selectboard's requirements prior to the DRB taking up the issue.

The DRB agreed that many of the FBC Overlay, stormwater and erosion control requirements will need to be addressed when the zoning permit is issued.

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

Other Business, Citizens to be Heard & Announcements

The DRB agreed to hold DRB interviews on June 8th at 6:30p.m.

Minutes of the March 23, 2016 Meeting

Wayne MOVED to approve the minutes

Tony SECONDED the motion

The motion PASSED: 4 – 0.

The meeting adjourned at approximately 9:33 p.m.

Submitted by,

Melissa Manka, Planning Coordinator