

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for Wednesday, May 27, 2015
Approved on June 24, 2015

Board Members Present: William Cleary, Jason Hoover, Eric Jacobsen and Tony Kitsos (Chair),

Board Members Absent: Wayne Brown, Casey Mathieu and Matt Wamsganz.

Also Present: Melissa Manka (Planning Coordinator), Andrew Paradee, Mandy Larose, Damien Larose, Suzanne Martin, Eric Martin and Cheryl Gates.

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

The DRB conducted a site visit of the property from 5:30 p.m. until 6:30 p.m. The following individuals were present: William Cleary, Jason Hoover, Eric Jacobsen and Tony Kitsos (Chair), Melissa Manka, Andrew Paradee, Suzanne Martin, Eric Martin and Cheryl Gates.

Final Plat for a 2-Lot Subdivision –Cheryl Gates, Beverly Gates, Brenda Potter & Dianna Allen Property

Cheryl Gates and Andrew Paradee (surveyor) were present.

The DRB opened the hearing.

The DRB mentioned that a culvert would need to be placed at the 11+00 mark along the roadway.

Tony questioned whether the culverts were long enough to accommodate widening of the road. Andrew said extensions would need to be added to the culverts or they would need to be replaced.

Tony asked if the diameter of the culverts were adequate.

Andrew said he couldn't certify whether they were or not, but Lamoureux and Dickinson would certify whether they are capable of handling a 10 year storm event.

Tony said the DRB would require a letter from Lamoureux and Dickinson regarding culvert diameter and width.

Tony asked what the ditch depth would be after raising the roadway.

Andrew stated that the ditches would be raised with the road in order to maintain the 3 to 1 slope. He added that the maximum fill amount would be 4 feet.

Cheryl said the major rain events that have occurred over the past few years haven't impacted the roadway, even the storm event that destroyed the Seymour Road stream crossing didn't impact Apple Tree Lane.

Bill asked the age of the roadway.

Melissa said the roadway has existed for at least 150 years.

Cheryl asked if the DRB could grant a road standard waiver. She said she has no issue with widening the roadway but the grade requirements are unrealistic and extremely expensive.

Jason said the site visit was necessary to see the full impact of the proposed cut and fill required to meet the road grade standards. He said meeting grade requirements would substantially alter the character of the road and added that the DRB has the ability to reduce the road standards on a case by case basis.

Tony said waiver requests must be submitted in writing.

Cheryl said she would like the DRB to waive the last emergency vehicle pull off before her property boundary.

Eric asked which fire department would respond to Seymour Road.

Eric Martin said he thought Underhill Fire Department responds.

Jason and Tony said the property is in Westford so it is within the Westford Fire Department's jurisdiction and they are the proper authorities to comment on the proposal.

Jason reiterated that the applicant should:

- Submit a letter from Lamoureux and Dickinson certifying that culverts are properly sized (length and diameter).
- Add a culvert to the 11+00 mark on the site plans.
- Revise the site plans according to Lamoureux and Dickinson's findings.
- If the applicant wishes, submit a waiver request for grades and omission of the last emergency vehicle pull off prior to the Gates property.

Suzanne Martin asked if a waiver from the regulations would carry through if further subdivision and development occurred on the property.

Jason said the DRB would place a condition in the decision stating additional lots would require road standard reevaluation.

Damien Larose said the right of way is a few feet from his house and he is concerned the rural character of the area would be destroyed if the property were further developed.

Cheryl said the property will remain in her family and used primarily as a sugar bush. She said they don't intend to conduct a major subdivision.

The DRB also asked that Randy Botala provide an opinion if road waivers were requested.

Andrew asked if the pull off near the Martin access could be incorporated into their existing access and the DRB said it would be preferred.

Tony MOVED to continue the final plat public hearing until June 24, 2015 at 7:15 pm.

Jason SECONDED the motion.

The motion PASSED: 4 – 0.

Minutes of the May 6, 2015 Meeting

Tony MOVED to approve the minutes.

Jason SECONDED the motion.

The motion PASSED: 4 – 0.

The meeting adjourned at approximately 8:30 pm.

Submitted by,

Melissa Manka, Planning Coordinator