

TOWN OF WESTFORD
PLANNING COMMISSION MINUTES
Minutes for November 4, 2015 Meeting
Approved on November 18, 2015

Commission/Board Members Present: Jeremy Berger, Wendy Doane and Mark Letorney.

Absent: Gordon Gebauer and Seth Jensen.

Also present: Melissa Manka (Planning Coordinator), David Tilton, Robert Pittala and David Gauthier.

The meeting began at 6:30 p.m.

Public Comment

David Tilton, CCRPC Representative, was present and gave a brief overview of the CCRPC's last meeting. He informed the Commission that the CCRPC will not be increasing dues next year. Additionally, they have been reviewing the State's proposed Energy Plan and have suggested that the State include a goal to reduce energy consumption by 15% by 2025 and 33% by 2050 and increase use of renewable energy to 25% by 2025 and 90% by 2050. Lastly, he stated that the CCRPC is pushing for changes that would require the Public Service Board to take into consideration Town Plan goals and objectives when reviewing energy generation applications.

Town Center Community Wastewater Initiative

The Planning Commission gave a brief overview of the Jackson Farm and Forest Project and Town Center Community Wastewater Initiative for the guests present.

The Commission then discussed public outreach efforts and coordination.

The Commission prepared some FAQs for both projects to be answered via the FPF after the appraisal is completed and the November 18th joint meeting is held to ensure coordination and agreement among the different interested parties. The Commission agreed to ask the Coordinating Committee to be the information source in responding to FAQs in an effort to have one voice/source of information for the project in its entirety. They suggested Heather Armata and Steve Knight take the lead on posting FAQ answers.

RED & School Property

The Planning Commission discussed their concerns regarding the RED's ownership of the School property. Wendy noted that the RED could place restrictions on the use of the property for security and liability reasons. Furthermore, Wendy said if the RED decides to sell the property it would be offered to the Town for one dollar plus any investments the RED has put into the School. This could make the property unaffordable. It is the desire of the Commission to retain the majority of the School property to ensure its future recreational enjoyment by the entire community. The Commission will also request that the School District transfer their interest in the Old Stage Road property to the Town. Furthermore, the Commission would like reassurances that the community will be allowed access and use of the building for community purposes.

Proposed Land Use & Development Regulations – Final Review

The Planning Commission reviewed chapters 4 and 5 of the proposed regulations and made

minor revisions. Furthermore, they confirmed their desire to reduce the Village District to include the School building and exclude the additional open and forested lands owned by School District. The Commission has a desire to reduce the south eastern portion of the Village District along Rte. 128 and Osgood Hill Road. However, the major property owners do not share that desire. The Commission decided not to pursue redistricting the latter at this time.

Town Common Boundary, Neighborhood Development Areas– VT DHCD Meeting, Act 250 Criterion 9L & Act 250 & Legislation

The Planning Commission will discuss these topics in December.

Planning Commission Work Plan

The Planning Commission reviewed their work plan and agreed to draft their 2016 work plan in December after reviewing the Implementation Plan.

Minutes of the October 20, 2015 Meeting

Mark MOVED to approve the minutes.

Wendy SECONDED the motion.

The motion PASSED: 3 – 0

Minutes of the October 21, 2015 Meeting

Wendy MOVED to approve the minutes.

Mark SECONDED the motion.

The motion PASSED: 3 – 0

The meeting adjourned at approximately 9:24 pm.

Submitted by,

Melissa Manka, Westford Planning Coordinator