

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for Wednesday, October 10, 2016
Approved on October 24, 2016

Board Members Present: William Cleary, Sara DeVico, Jason Hoover and Matt Wamsganz (Chair).

Board Members Absent: Wayne Brown, Tony Kitsos and Lisa Fargo.

Also Present: Melissa Manka (Planning Coordinator), Robert White and Tom Cady.

The meeting began at 7:19 p.m.

Sketch Plan for a 2-Lot, 1-Unit Subdivision– Wilma W Cowie Trust Property / Robert White – Trustee

Robert (Bob) White and Tom Cady were present.

Bob briefly gave a history of the property and explained the proposal. He stated the property is part of the Wilma Cowie Trust to which he is the trustee. He stated Wilma placed the vast majority of the property under a Vermont Land Trust easement with 2 acres around the dwelling excluded. He stated the dwelling has been located on the property for over one hundred years and Tom Cady has been living in said home for the last 30 years. Bob explained it was Wilma's wish that Tom be deeded the home. Therefore, they are proposing to subdivide the home with two acres from the VLT conserved lands to convey said lot to Tom Cady.

The DRB went through the staff report.

Bob said VLT wouldn't allow him to grant spring rights to Tom, but Tom could continue to use the spring currently serving his home.

The DRB agreed that the State of Vermont wastewater permit would need to approve a replacement drilled well located on Lot 1 and the site plan would need to depict said replacement well in case the owner of Lot 1 could no longer access the spring.

Bob stated that the barn located on Lot 1 is used for agricultural purposes, but agreed to label the structure as an accessory structure to allow for other uses in the future.

The DRB reviewed the point system and agreed the project would receive more than 27 points. The DRB spent a long time discussing the location of the wetlands, the accuracy of the State wetland maps, the slope of the property and future development. There was discussion about ending the building envelope at the top of the slope on the eastern side of the property. This drew some concern as to the accuracy of the buffer location and implications on future building. Bob agreed to have the wetland delineated.

Melissa stated it appears as though the only significant resource on Lot 1 is a small patch of prime forest soils in an area already developed.

The DRB stated the owner should minimize any disturbance of natural contours, ground cover or soil.

The DRB agreed that a condition should be made that the vegetation located outside of the building envelope must be managed as sugar woods and sugar maples preserved accordingly.

The DRB agreed the existing driveway meets the driveway, emergency turnaround and parking

standards.

Bob stated that stormwater is addressed through sheet flow and town owned culverts. The DRB calculated that the parking area and driveway are less than 3,000 sq. ft. and do not trigger landscaping standards.

Bob and Tom stated there aren't any utilities, dumpster, fuel tanks or mechanical equipment visible from the road.

Bob stated that the only stonewalls are located on Lot 2 and are depicted on the site plans. The DRB stated that any future development would need to comply with the stormwater standards.

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

Other Business

Draft Fy18 DRB Budget

Jason MOVED to approve a level funded budget proposal for FY 18.

Matt SECONDED the motion

The motion PASSED: 4 – 0.

Minutes of the September 26, 2016 Meeting

Matt MOVED to approve the minutes as amended.

Bill SECONDED the motion

The motion PASSED: 4 – 0.

The meeting adjourned at approximately 9:04 p.m.

Submitted by,

Melissa Manka, Planning Coordinator