

**TOWN OF WESTFORD  
PLANNING COMMISSION  
Minutes for September 17, 2014 Meeting  
Approved September 22, 2014**

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

**Absent:** N/A

**Also present:** Melissa Manka (Planning Coordinator), Brandy Saxton, Sarah Pinto, Chuck McGill, Louise Jensen, Carol Winfield, Alex Weinhagen, John Doane, Patricia Hechmer, Michael Hechmer, Barb Peck, Sue Adams, Marilyn Thomas, Laura Baum, Pat Haller, Kabita Lama and Dale Rogers.

The meeting began at 7:10 p.m.

**Draft AFR 2 Zoning Regulations**

Jeremy gave a brief history and outlined the goals of the project. Brandy Saxton walked members of the public through the draft AFR 2 language and site plan review exercise. Following the exercise members of the provided the Commission with the following comments and suggestions:

Patricia Hechmer & Sue Adams - grant points for site orientation (*renewables, energy efficiency, prevailing winds and passive solar considerations*) & *LEED certification*

Chuck McGill - clarify natural versus unnatural changes in topography by basing it on the surrounding landscape

Alex Weinhagen - allow for and award *Use* points to agricultural processing facilities (*composting facility, slaughter house, etc.*)

Alex Weinhagen - award additional points for clustering commercial development on a lot so the least amount of open land is consumed by the development

Barb Peck – setbacks are important to maintain the rural character.

All – look into broadening scenic view shed protection

All - generally increase the number of points awarded in the categories of *Use, Frontage & Building type*

Chuck McGill - revise the *Frontage* points so they're cumulative

Patricia & Michael Hechmer - test the language to ensure outdoor uses, such as nurseries and contractor's yards, can work within the point system & check to see if they should be allowed in AFR 1

Barb Peck - exempt home occupation 1s from site plan review

Pat Haller - define *new building & substantial improvement*

Patricia Hechmer – require underground utilizes.

Sue Adams - grant points for no or reduced lighting at night

Pat Haller - allow structures that look like barns with loading doors that look like barn doors to face the roadway

All –the southern end of Old Stage Road should be in the AFR 1 district as opposed to AFR 2 district

Sue Adams – grant points for reduced paving and addition stormwater infrastructure

The meeting adjourned at approximately 9:24 pm.

Submitted by,  
Melissa Manka  
Westford Planning Coordinator