

**TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for Monday, May 14, 2018
Approved on July 30, 2018**

Board Members Present: Dennis Angiono, David Baczewski, Wayne Brown, William Cleary, Sara DeVico and Matt Wamsganz (Chair).

Board Members Absent:

Also Present: Melissa Manka (Planning Coordinator), Margaret Nichols, Daniel Strobridge and Louella Strobridge.

The meeting began at 7:15 p.m.

Amendments to Agenda

No amendments were proposed.

Continued: Waiver Public Hearing – Margaret Nichols Property (+/- 244 acres)

Margret Nichols was present.

Margret explained that she would like to build a two car garage where an old shed now stands. She said the new structure would have a larger footprint but maintain the 10 foot setback that now exists.

The DRB went through the staff report and noted that they had all driven by the property. Margaret said the area directly behind the existing shed drops suddenly and there is a retaining wall holding the ground by the road where the existing parking area and shed are situated. Bill noted that the garage could be moved back from the road but it would require more earth-work. Bill asked if she would be interested in moving the structure back from the road. Margaret said the garage would not be in close proximity to house if moved back from the road. She noted that the house is also was a preexisting nonconforming structure as it is also located within front yard setbacks. She added that it would add significant cost as well. David said the proposal meets the spirit of the waiver language with regard to cost and convenience to existing development.

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

Dennis MOVED to close the public hearing.

Wayne SECONDED the motion.

The motion PASSED: 6 – 0.

Final Plat Public Hearing for a 2 Lot, 1 Unit Subdivision –Daniel & Louella Strobridge Property\ (+/-86 acres)

Daniel and Louella Strobridge were present.

Daniel explained that they would like to subdivide approximately 48 acres from their property as a deferred development lot with approximately 34 acres to stay with the existing single family home.

The DRB went through the staff report.

The DRB discussed the wording of a condition restricting disturbance and clearing outside of the building envelope. They asked Melissa to mimic the language in Section 313.B (9) of the WLUD when drafting the conditions.

The DRB found the existing driveway to be adequately constructed and determined it would not need to be upgraded to meet the current driveway standards.

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

Sara MOVED to close the public hearing.

Dennis SECONDED the motion.

The motion PASSED: 6 – 0.

Reorganization

Wayne MOVED to appoint Matt Wamsganz as Chair, Bill Cleary as Vice Chair and Sara DeVico as Clerk.

Dennis SECONDED the motion.

The motion PASSED: 6 – 0.

Other Business, Citizens to be Heard & Announcements

Melissa updated the DRB on the Planning Commission's current projects.

Minutes of the March 12, 2018 Meeting

Sara MOVED to approve the minutes.

Dennis SECONDED the motion.

The motion PASSED: 4 – 0.

Matt and Bill abstained.

The meeting adjourned at approximately 8:27 p.m.

Submitted by,

Melissa Manka, Planning Coordinator