

**TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for Monday, August 27, 2018
Approved on January 14, 2019**

Board Members Present: Dennis Angiono, Wayne Brown, William Cleary (Vice Chair) and Sara DeVico.

Board Members Absent: David Baczewski and Matt Wamsganz.

Also Present: Melissa Manka (Planning Coordinator) and Brian Tremback, Andrew Collier, Peter Mazurak, Craig McDonald, David Burke, Kara Collier, Tara Genzlinger, Micah Genzlinger, Aaron O’Grady, Jan (illegible), Steve Chesser, Jennifer Simpson, Douglas Cote and Alicia Cote.

The meeting began at 7:16 p.m.

Amendments to Agenda

None.

Sketch Plan Review for 11 Lot, 10 Unit Planned Unit Development & Subdivision – Owner: McDonald Construction (40.9 acres)

Craig McDonald and David Burke (engineer) were present.

David explained this was the second or third time the project has been before the DRB due to Act 250 issues. He said those issues have been resolved, but noted that they were required to omit a couple of lots. He said this has resulted in excess wastewater capacity. David said there is enough capacity to develop duplexes, but Craig believes single family homes are more desirable.

Melissa said they are seeing a lot of accessory dwelling requests and perhaps the additional capacity could be put towards said use in the future.

David said the open space is composed of wetlands and deer wintering habitat and, therefore, passive, non-motorized uses are proposed. He also noted that the shape of the lot and location of natural resources lends itself to a cul-de-sac type design. David added that single family homeowners do not desire shared driveways and due to the characteristics of the development the sharing of driveways wouldn’t reduce impervious surface. Lastly, he stated that they would like to propose preservation of existing vegetation in lieu of required landscaping since the property is quite wooded.

The DRB went through the staff report.

David said the project needs the following state permits: construction general, act 250, wetlands, wastewater and stormwater.

The DRB decided to forgo a site visit.

The engineer agreed to address the issues outlined in the staff report prior preliminary plat.

David said the development didn’t constitute strip development as development is located in a wooded area and set back from a public road. He added that the buildings are grouped in the

most developable area on the parcel and are surrounded by natural resources that will be preserved within the open space.

The DRB agreed that pedestrian paths and/or sidewalks were not suitable or necessary in this development.

David stated development will be located to work with existing topography so the least amount of earth disturbance occurs.

David said the open space area will be passive use only as Act 250 has required the area be preserved as a deer wintering yard.

The DRB said building envelopes will need to exclude the WRO.

David said his client may request a fire pond waiver. He said construction of a fire pond would be difficult due to the presence of wetlands and sandy soils. He added that there are a number of dry hydrants within a two mile radius.

David said two cars will be able to park in the driveways and he does not feel actual spaces need to be shown on the plans.

The DRB said steep slopes and ledge outcroppings located within building envelopes will need to be depicted on the plans.

The meeting was opened to the public.

The Cotes said that project's well isolation areas extend onto their property which has prohibited them from replacing their failing septic system.

David said the wastewater plans will need to be amended, but wells are generally in the same location as originally approved by ANR. He said abutters will be notified if isolation areas extend onto their property, but the State has a first come first serve policy.

The Cotes said their replacement wastetwaer system will need to be redesigned due to this development's impact on their property.

David said he would look into the issue and see if he can resolve the matter by making further adjustments.

Sketch Plan Review for 5 Lot, 4 Unit Planned Unit Development & Subdivision – Owner: Upper 23 LLC (21.85 acres)

Jake Smith and Peter Mazurak (engineer) were present.

Peter began by stating the proposal would create four units on individual lots, if necessary, with all lots sharing the open space.

The DRB went through the staff report.

The DRB discussed the theoretical density plan at length and agreed it failed to prove four conventional lots conforming to standard were possible.

The engineer and applicant stated they would revise the theoretical density plan for the DRB.

The DRB then went through the remainder of the staff report and noted that the sketch plan would need to be revised in order to conform to the regulations. The DRB further stated that they would like to conduct a site visit of the property.

The meeting was opened to the public.

Jessica Simpson asked how stormwater from this development will impact and/or be connected to the original subdivision's stormwater infrastructure and permit. She noted that the original subdivision's stormwater permit expired and is out of compliance.

The Colliers asked if development could be more spread out and if landscaping and buffers

could be utilized to preserve neighboring view sheds. They noted that the original subdivision required retention of existing vegetation and cutting restrictions.
The DRB asked Peter to take this into consideration when redesigning the development.

Wayne MOVED to hold a site visit of the property at 6:15 and continue the sketch plan review at 7:15 pm on September 24, 2018.

Dennis SECONDED the motion.

The motion PASSED: 4 – 0.

Other Business, Citizens to be Heard & Announcements

There were no citizen to be heard or other business.

Minutes of the July 30, 2018 & August 13, 2018 Meetings

The DRB will review these minutes at their next meeting.

The meeting adjourned at approximately 9:17 p.m.

Submitted by,
Melissa Manka, Planning Coordinator