

**TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for Monday, July 8, 2019
Approved on September 23, 2019**

Site Visit for a parcel (5.68 acres) located on Westford-Milton Road in the Rural 5 Zoning District. Owner: Heco Rentals LLC

The site visit began at 6:30 p.m.

Board Members Present: Wayne Brown and William Cleary (Vice Chair).

Board Members Absent: Dennis Angiono, David Baczewski and Matt Wamsganz.

Also Present: Melissa Manka (Planning Coordinator), Casey Mathieu, Richard Mathieu, Jesse Labrecque, Leslie Moore, George McCain and Ken Heco.

The site visit ended at 7:00 p.m.

The meeting began at 7:15 p.m.

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

Board Members Absent: N/A

Also Present: Melissa Manka (Planning Coordinator), Casey Mathieu, Richard Mathieu, Jesse Labrecque, Leslie Moore, George McCain and Ken Heco.

Amendments to Agenda

No amendments offered.

Site Plan Review for a parcel (5.68 acres) located on Westford-Milton Road in the Rural 5 Zoning District. Owner: Heco Rentals LLC

Ken Heco and George McCain (engineer) were present.

K. Heco and G. McCain began with a brief explanation of the project.

G. McCain stated the wastewater permit allows for 18 employees as opposed to 20. He also noted that the event use is exempt from the state wastewater regulations as it will occur less than 12 times per year and have no more than 100 people in attendance per event. Temporary facilities will be provided at events.

The DRB went through the staff report.

The DRB reviewed the plans for conformance with the R5 planning and design standards.

G. McCain noted that the entire structure would be new as the existing structure wasn't salvageable and the east side of the new building would mirror the westside. He said the structure would conform with CBES and ADA requirements.

K. Heco estimated a total of 65 trips ends per day.

The DRB discussed driveway widths with the applicant. All agreed to an 18 ft commercial driveway and 12 ft residential driveway with the access conforming to B-71 standards post construction.

G. McCain said the commercial driveway would not have a reverse curve and utilities would be located underground.

The DRB agreed the number of proposed parking spaces was reasonable for the uses proposed and not excessive.

K. Heco stated large tractor trailers would not be visiting the site.

G. McCain stated that the parking and circulation areas were 21,00 sq. ft.

The DRB discussed landscaping at length.

G. McCain testified that the proposed lighting didn't exceed 50,000 lumens per acre and noted that it's likely the State will require some lighting at the front of the building. The DRB wanted that shown on the plans.

G. McCain ended by stating the wastewater and potable water permit has been received and the stormwater permit would be applied for soon.

The hearing was opened to the public.

Casey Mathieu said he thinks the project is great.

Leslie Moore said he is concerned the wastewater area overshadows his property.

M. Wansanz explained overshadowing and suggested Mr. Moore contact the State with wastewater and potable water questions and/or concerns as they have sole jurisdiction in those areas.

W. Cleary MOVED to close the public hearing.

D. Angiono SECONDED the motion.

The motion PASSED: 5 – 0.

Other Business, Citizens to be Heard & Announcements

Regulatory Amendments

None.

Town News & Updates

None.

Minutes of May 13, 2019 Meeting

W. Cleary MOVED to close the public hearings.

D. Baczewski SECONDED the motion.

The motion PASSED: 5 – 0.

The meeting adjourned at approximately 9:31 p.m.

Submitted by,
Melissa Manka, Planning Coordinator