

**TOWN OF WESTFORD  
DEVELOPMENTAL REVIEW BOARD MINUTES  
Minutes for January 10, 2022.  
Approved on May 9, 2022**

**Board Members Present:** Matthew Wamsganz (Chair), William Cleary (Vice-Chair), David Baczewski, Dennis Angiono, Francois Ross, Jesse Labrecque, Andrew Collier

**Board Members Absent:** n/a

**Also Present:** Melissa Manka (Town Planner), Callie Hamdy (Minute Clerk), Craig McDonald, A. McDonald, Jordan Danaher, Megan Kirby, Holly Deslile, Steve Willard, Enya Murphy, Dana Bacary, Oliver Demick, Julie Lamoreaux (representing buyers on Lot 7)

The meeting began at 7:00 pm in person and via Zoom.

**DISCLOSURES**

n/a

**AMENDMENTS TO THE AGENDA**

There were no amendments offered.

**CITIZENS TO BE HEARD, ANNOUNCEMENTS & OTHER BUSINESS**

There was no other business.

**11 LOT, 10 UNIT PUD & SUBDIVISION AMENDMENT PUBLIC HEARING – MCDONALD PROPERTY**

Applicant: Craig McDonald (approx. 40 acres) located on Plains Road & Sandy Knoll in the Rural 3 & Water Resource Overlay Zoning Districts. The applicant is requesting an amendment to the final plat decision condition pertaining to construction of a fire pond.

Craig McDonald was present. He is looking for an amendment change for Lot 7 to get a Certificate of Occupancy (CO). He is hoping to get the fire pond resolved going back a year or so back. They built seven houses and he thought he would get a CO for Lot 7, but it's looking like it needs a fire pond. The residents of the development are on board, but he doesn't see the longevity of the pond lasting. The first engineer he used couldn't get the project through, the second engineer got it through Act 250 and that's where the project is currently.

He wants permission to put the pond in after the construction of the eighth house in the spring. Steve Willard, Westford Fire Chief, was present. He's not an engineer, but it really appears to him to be an unworkable design. It's sandy soil; you can't fill a pond in that material and is at one of the highest parts of the property. He thinks it's not serving the town, fire department, or developer well. Craig could build the pond but where does that get anybody? He would like to find a different solution. There's wetland on that property he can't get close to because of state and town setbacks, but it seems there should be some sort of solution to be able to run a pipe.

Matt clarified the DRB can't suggest what to do, they are not supposed to help design anything, but he understands the issue at hand. Dennis asked how much water must be maintained? The answer was 90 Thousand Gallons. The applicants did not foresee this issue occurring and doesn't feel like the town can put the burden on the homeowners to maintain the fire pond by trucking water in, that's a lot of money to maintain it in this way. The current pond design is across the road from the wetland, but even that is drying. The closest hydrant is by Sanctuary road, but that development is in a similar situation where the pond was not thought through and is now dry. The nearest functional one is on Cambridge Road. The applicants asked if the failed fire pond near Sanctuary road could be improved to meet the specs. Steve Willard thinks this would benefit both developments.

Francois believes getting the folks moving into Lot 7 into their house at the end of the month is a priority. After that he would like to have another meeting where McDonald Constructions comes with three to four options and ideas for solutions as any additional homes could not acquire a CO until the fire pond solution occurs. Melissa believes that one option would have to be submitted to the DRB for review because of the quasi-judicial aspect of the board so she doesn't think multiple options could be discussed, but rather multiple options should be explored and the preferred brought to the board through a formal application. Matt believes the DRB can get Craig the approval tonight to bump out so the 7<sup>th</sup> can get the CO and come back to the board.

Francois moved to close the hearing, Dennis 2<sup>nd</sup>. Motion passed 7-0.

**MINUTES OF OCTOBER 11, 2021**

Dennis motioned to approve the minutes as amended, Francois seconded. Motion passed 7-0.

Submitted by,  
Melissa Manka, Town Planner

Callie Hamdy, Minute Clerk