

TOWN OF WESTFORD
DEVELOPMENTAL REVIEW BOARD MINUTES
Minutes for February 13, 2023
Approved on March 27, 2023

Board Members Present: Matthew Wamsganz (Chair), Francois Ross (Vice-Chair), Bill Cleary, Jesse Labreque, Dennis Angiono (via Zoom), Andrew Collier,

Board Members Absent:

Also Present: Harmony Cism (DRB Assistant, Zoning Administrator), Melissa Manka (Town Planner), Callie Hamdy (Minute Clerk), Jim Bradley, Peter Armata, Benjamin Bornstein, Thomas Thibault

The meeting began at 7:00pm

Amendments to Agenda

There were no amendments.

Site Plan Public Hearing – Thibault Property Applicant: Jim Bradley @ Hayward Design Build (approx. 66.4 acres) located on Pettingill Road in the Rural 10 Zoning District. The applicant is requesting site plan approval for the construction of an accessory structure more than 1,000 square feet in size.

Jim Bradley, representing Thomas Thibault, was present. The residents have a significant length driveway and need a tractor to plow it. The structure will be to house the tractor and other maintenance items. It is a completely residential building, not to be used for commercial. There is an upstairs space in the structure which makes the structure exceed the 1,000 limit. The application was straightforward.

Would hay bales be a good solution to prevent erosion? Bill thought it depending on how steep the ground is. The ground was not steep, the excavator will have some rocks put around so the outlet will drain, as was done with the main residential structure on the property. The hay bales were not permanent.

Francois motioned to close the hearing. Francois seconded. Motion passed 6-0.

Bill thought that the 1,000 foot trigger for buildings was too limiting to the zoning administrator and wanted to suggest a change to the development regulations where there would be a different or more specific trigger. In the case of this application, there was not much to discuss, and the application was very straightforward. Francois suggested a larger footprint size, Bill had suggested the inclusion of septic on a building as being a trigger. Matt thought something like this could be taken care of by staff administratively. Melissa was in agreement. This is continually becoming an issue. This is one of those situations where the pendulum swung too far from an application where people were trying to get nonresidential buildings approved. She thought getting this fixed was a top priority in the next round of changes to the regulations.

Citizens to be Heard, Announcements & Other Business

There were no citizens to be heard.

Minutes of January 23, 2023 Meeting

Francois motioned to accept the minutes as amended. Andrew seconded. Motion passed 6-0.

Executive Session - DRB Interviews

Matt motioned to go into executive session at 7:13. Andrew seconded. Motion passed 6-0. Peter Armata was present to be interviewed. Francois moved to move out of executive session at 7:33, Andrew seconded. Motion passed 6-0. Francois moved to recommend Peter to the DRB, Jesse seconded. Motion passed 6-0.

Eva Paquin Site Plan Application

Harmony had sent a draft decision to the board. There were no concerns. Francois moved to approve the Eva Paquin decision as written. Andrew seconded. Motion passed 5-0. Jesse abstained.

Adjourned 7:40 pm

Submitted by,
Melissa Manka, Town Planner

Callie Hamdy, Minute Clerk