

**TOWN OF WESTFORD  
DEVELOPMENT REVIEW BOARD MINUTES  
Minutes for December 11, 2023.  
Site Plan Review  
Approved on March 11, 2024.**

**Board Members Present:** Dennis Angiono, Francois Ross (Vice Chair), Matt Wamsganz (Chair), Peter Armata, Jesse Labrecque, Andrew Collier

**Board Members Absent:** Bill Cleary

**Also Present:** Harmony Cism (DRB Coordinator), Maria Barden (Minute Clerk), Corey Mathieu (Applicant), Jaques Larose (Engineer), Lee Hendler (Swansong Take Two LLC Agent)

**The meeting began at 7:00Pm.**

**Amendments to Agenda**

There were no amendments.

**M. Wamsganz** read the warning and procedures. **M. Wamsganz** asked if there were any conflicts of interest for anyone regarding either applicant that was present.

**J. Labrecque** is recusing himself from the second hearing of the night due to conflict of interest because of previously working for Lee of Swansong Take Two LLC.

**M. Wamsganz** states he previously worked with Jacques but does not feel like it is a conflict of interest and therefore will not be recusing himself.

**Subdivision Amendment, Boundary Line Adjustment, & Waiver Review – Mathieu Property**

- **M. Wamsganz** discusses the rundown about the boundary line adjustment request and density waiver being requested to allow lot #2 to be less than 5 acres.
- **C. Mathieu** gives his own rundown about what he is requesting, a boundary line adjustment in between two properties owned by himself and density waiver.
- **H. Cism** says due to the language she can only issue a boundary line adjustment by meeting very specific regulations for example straight lines no more than 15 degrees perpendicular, etc.
- **C. Mathieu**-from a legal perspective if there's an accessory dwelling such as the garage it's difficult to make the other dwelling a legal entity of separate units due to the accessory dwelling on that property (i.e. the garage). It's difficult to make changes with the boundary lines, he'd like to accomplish two things, separate the garage from the property and lessen the acreage.
- **M. Wamsganz** clarifies that the triplex and shop are on one lot and that Corey is dissolving the line between the garage and the shop.
- **The Board** discusses if there are any other ways to make it work but doesn't appear to be.
- **F. Ross** makes a motion to close the hearing. **D. Angiono** seconds the motion.
- Motion to close the hearing passes.

**Conditional Use Review – Swansong Take Two LLC Property**

- **M. Wamsganz** discusses the proposal for Swansong Take Two LLC

- **J. Larose** discusses the existing man-made pond made in the (best guess) late 80s early 90s has an outlet pipe that was installed to control the pond level, there was a zoning permit issued about a month ago for emergency repair of the dam that broke. They discussed with the army corps of engineers, wetlands experts, state wetlands experts have reviewed the pond and essentially everyone agrees its man-made and can be maintained with state and federal guidelines. The type of maintenance they'd like to do for the pond is dredge it to get rid of the farmland runoff and sediment. It's not allowed with the town's zoning regulations and that's what they're here to discuss today.
- **J. Larose** shows where everything is in relation to the pond on the map. Talks about the application including disposal of sediment, one of the places they've identified for a disposal place is the old gravel pit. Says part of the requirements to maintain the pond is to follow the state's best practices, includes a small window for management of the pond and about 20 other best practices and that they'd be following all those requirements.
- **J. Larose** discusses the water level of the pond over the years, and discusses they aren't changing the pond at all other than cleaning out the muck. He says the footprint is not really changing, therefore any place the excavator scrapes there may be a disturbance there but other than that they aren't disturbing much.
- **The Board and Jacques** discuss what would be technically considered a disturbance.
- **P. Armata** says they should discuss what's being dumped in the gravel pit and would that be considered a disturbance.
- **The Board and Jacques** discuss whether the pond would be filled back up to where it is now and discuss the precautions, they're taking to contain the sediment in the gravel pit once it's removed from the pond.
- **C. Mathieu** (resident) has a question about the distance between the pond and the gravel pit and how do they propose to transport the sediment from the pond to the gravel pit?
- **J. Labrecque** answers how far it is, not far at all. A track truck will be moving it over on an existing farm road.
- **F. Ross** makes a motion to close the hearing. **D. Angiono** seconds the motion.
- Motion to close the hearing passes.

#### **Citizens to be Heard, Announcements & Other Business**

**H. Cism** would like to order a wall mounted mailbox to put outside her office for DRB packets and is requesting to use some DRB funds to purchase it.

**F. Ross** motions they use DRB misc. funds to purchase the mailbox. **J. Labrecque** seconds the motion.

Motion passes.

#### **Minutes of November 13, 2023 Meeting**

**M. Wamsganz** makes a motion to approve minutes as written.

Motion passes.

#### **Anticipated Deliberative Session**

No deliberative session.

**Adjourn**-Meeting adjourned at 7:59pm.