

**TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD
Draft Minutes for March 11, 2024
Sketch Plan Review
Approved on April 22, 2024**

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

Board Members Absent: Peter Armata

Also Present: Harmony Cism (Zoning Administrator, DRB Coordinator), Callie Hamdy (Minute Clerk), Ron Rodjenski (Westford PM), Ann Pigeon, Anna Pigeon,

Meeting Called to Order at: 7:01 p.m.

Sketch Plan Review for 2-Lot Subdivision – Pigeon Property, Applicant: Anna Pigeon (approx. 23.22 acres) located off Old #11 Road in the Rural 10 (R10) and Water Resource Overlay (WRO) Zoning Districts. This is a proposal to subdivide the subject parcel into 2 single unit dwelling lots. The plan was to convert a commercial garage into a single-family home and subdivide approximately 3 acres off of the parent parcel.

Matt read the staff report out loud.

Basic subdivision and size and lot shape: Proposed Lot 2 furthers irregular shape of parent parcel. The recommendation was that Lot 2 should span the entirety of the edge of Old #11 Road. The applicants had a perc test for Lot 2. Where the test was located and successful the applicant was worried that the newly proposed shape would not cover that area. The applicant explained that the initial lot shape was drawn to include the wastewater area as well as to avoid the need for an easement of the existing property's driveway. Bill wondered why we would put the applicant through the legal fees of having to produce a legal right of way. Matt agreed. He thinks even if the lot was more regular in shape the initial lot was already irregular in shape. Matt had experience with rights-of-way through property and thought avoiding such as much as possible would be desirable. Andrew thought it works the way it is.

Discuss if the driveway to lot 1 will need to be upgraded for emergency vehicle turnarounds: Matt didn't personally see the need since they're not increasing the use of the driveway. Francois' only point of concern was the access of fire trucks. Bill was in agreement with Matt.

Discuss whether Street Trees are needed: The applicants were confused since in their eyes they are surrounded by woodland. The property is already shielded from the road. Since it was already existing the DRB felt this was a non-issue. Francois's only question was that it was in the R10 district. He wondered how they were going to handle that. Harmony mentioned that as long as they restricted 7 acres of lot 1 from development than it would be allowable.

Minutes

Francois Ross motioned to approve the December 11, 2023 minutes as written. Jesse seconded. Motion passed 6-0.

Francois Ross motioned to approve February 12, 2024 minutes as written, Jesse seconded. Motion passed 6-0.

Meeting adjourned at: 7:28