

**TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES**

Minutes for January 26, 2026

Approved on ***, 2026**

Board Members Present: Matt Wamsganz (Chair), Francois Ross (Vice-Chair), Bill Cleary, Max Tyler, Peter Armata, Andrew Collier

Board Members Absent: Jesse Labreque

Also Present: Harmony Cism (DRB Coordinator, Zoning Administrator), Callie Hamdy (Minute Clerk), Barb Peck, Chris Tardie (Applicant), Heidi Tardie, Sharon Von Bruns, Christopher King (Applicant)

The meeting began at 7:00 pm

Amendments to the Agenda

There were no amendments to the agenda.

Sketch Plan Review - Applicant: Chris & Cory Tardie. Property Location: Tardie Property – Machia Hill Road (approx. 73.3 acres). Zoning Districts: Rural 10, Water Resource Overlay. This is a proposal to subdivide the subject parcel into 2 single-unit dwelling lots and 1 deferred development lot.

Chris Tardie was present. They are wanting to subdivide his parents land and build a house for him and his family. The upper part of the back property, lot 3, is going to be a deferred development lot.

They were asking for a waiver due to the lot shape to build a pole barn in the setback. It is flat in front of the field and then has a steep rise. Regarding character of the road there are other similar barns on the road.

Matt went through the staff report.

The board asked Chris about the forestry block, the pictures were not very forested. Chris clarified that it was historically used as pasture and that he will be planting trees.

The board discussed if they wanted to combine preliminary and final hearings since the Tardie's had provided so much information. They gave recommendations for the size limit for the building envelope. Harmony asked the board if they wanted to do a site visit. The board did not feel it was necessary, although the Tardie's had staked out the area.

Site Plan Review Public Hearing – Applicant: Christopher King. Property Location: King Property – Cambridge Road (approx. 14.9 acres). Zoning Districts: Rural 10 and Water Resource Overlay. This proposal is a request for site plan approval to construct an accessory structure exceeding 1000 square feet.

Matt administered the Interested Parties Oath.

Interested Parties: Christopher King, Sharon Von Bruns

Christopher King was present. He wants to build a garage that exceeds 1000 square feet on the property.

Matt went over the staff report.

Chris clarified that the agriculture access is already there and it is 12-15 feet wide and ideally they would only improve by adding gravel. Francois reiterated that it was more destructive to build a new road vs improving an existing access.

Sharon Von Bruns was present. She was concerned about the stormwater runoff from the roof. It seems to be a shed roof design from what she had seen, and she feels a lot of runoff will come off it. She wanted her hayfield protected from this run off. The shed roof had a center ridgeline, and that made Sharon feel better, the ground between the shed location and the property line is flat and does not drain towards the stonewall. Sharon asked what the siding of the building would be. The plan was vertical composite siding meant to look like board and batten.

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

Public Comment, Announcements, and Other Business.

Update: Amendments to Land Use & Development Regulation - The Planning Commission (PC) had provided a memorandum of the items the DRB had told them to look into. Some things had been agreed upon, while other items are still in discussion and some are not moving forward. The board discussed some of the items that had not moved forward with Max Tyler as Max is also on the Planning Commission and was able to provide context as to why they did not move forward.

Barb Peck was present. There is a ledge outcropping on her property. She wanted the PC to change the ledge rules so she could build houses across the way.

Max reiterated there is some talk about why are we more restrictive than the state. Bill noted that the DRB should not only be thinking about things that are onerous to the DRB but also things that are onerous to applicants. Max explained the regulations are full of regulations that are for protecting Westford's natural resources. Every part of the town plan talks about such features being important to Westford so the PC does not take it lightly to say they should not care about that. The one place that Westford is more restrictive than the is Class 2 Wetlands, but otherwise we are much in line with the state's regulations. Max preferred a process to edit the development regulations that was more public facing and community involved. In Max's opinion, much of the town would opt to preserve farmland. Bill thought this was unfair to a large landowner who may want to do something with their property. Max explained that the PC's position is that they are there for all citizens of Westford, not just big landowners. Max was more concerned about what is going on in the state level vs the town.

Minutes

Bill motion to approve the minutes from October 13, 2025. Peter seconded. Motion passed 6-0.

Adjourned 8:45 p.m.

Submitted by,
Harmony Cism, DRB Coordinator

Callie Hamdy, Minute Clerk