

**TOWN OF WESTFORD**  
**DEVELOPMENT REVIEW BOARD MINUTES**  
**Minutes for March 23, 2026**  
**Approved on April 27, 2026**

**Board Members Present:** Peter Armata, Matthew Wamsganz (Chair), Max Tyler, Francois Ross (Vice-Chair), Andrew Collier

**Board Members Absent:** Jesse Labreque, Bill Cleary

**Also Present:** Harmony Cism (Zoning Administrator & Planning Coordinator), Callie Hamdy (Minute Clerk), Andrew Sepic (applicant), Donovan Ward (engineer), Cherie Morse, Kurt Cotanch, Gail Roy, David Roy Sr., David Roy Jr., Greg Baker

The meeting began at 7:00 pm

**Amendments to the Agenda**

There were no amendments to the agenda.

**Conditional Use Public Hearing** - Applicant: Andrew Sepic & Nicole Grinstead, Property Location: Sepic-Grinstead Property – Cambridge Road (approx. 10.35 acres), Zoning Districts: Rural 10 & Water Resource Overlay. This proposal is a request for Conditional Use approval to construct a residential driveway within the Water Resource Overlay.

Matt administered the Interested Parties Oath.

*Interested Parties:* Andrew Sepic, Donovan Ward, Cherie Morse, Kurt Cotanch, Gail Roy, David Roy Sr., David Roy Jr.

Donovan Ward, a representative for the property owners, was present. He described the project. During the site feasibility study, he identified a Class 2 Wetland and had the wetland delineated. The Town of Westford has a 100 foot buffer, and a portion of the driveway was going to go through it. That's why the applicants were asking for a Conditional Use permit. He had reviewed the staff report.

Matt Wamsganz, DRB Chair, went over the staff report.

Max Tyler asked if the driveway doesn't cut through the state wetland buffer, just Westford's 100 foot buffer? That was correct. Matt opened the floor to the public.

David Allen Roy was present. He asked if where the well is placed would affect his parents nearby. That was not something the DRB had authority to answer as water like that was the purview of the state. David asked how far from his parents' house the driveway was. It looked to be about 20 feet.

Cherie Morse was present. She asked if the driveway required a culvert at any point. One culvert will be needed, which Donovan showed on the site plan.

Kurt Cotanch was present. The wastewater line looked to run on the Roy side of the driveway, are there any buffer limitations on that? It was on that side due to there not being a lot of topsoil. It could be put on the other side of the driveway, but it currently meets all state setbacks.

Peter Armata motioned to close the hearing. Francois Ross seconded. Motion passed 5-0.

**Public Comment, Announcements, and Other Business.**

**Interviews for open DRB seats:**

- **Greg Baker:** Greg Baker was present and gave a short introduction to himself to the board. He wanted to volunteer his time and services to the town. He has a background in energy.

**Discussion: Proposed Campground Regulations**

The DRB has had two campground applications come up in the past few years and there were no regulations specific to campgrounds. The Planning Commission had provided the most recent draft of the campground regulations they were working on to the DRB. The DRB went over the draft regulations. Max, who was also on the Planning Commission (PC), was able to go more in depth on the PC's choices. Max and the PC's personal preference were to do the most minimal amount possible regarding regulations while still providing boundaries.

**Public Comment (Non-Hearing Items)**

There was no public comment.

**Minutes**

Francois Ross motioned to accept the January 26, 2026 Minutes as written. Max Tyler seconded. Motion passed 5-0.

Adjourned 8:02 p.m.

Submitted by,  
Harmony Cism, DRB Coordinator

Callie Hamdy, Minute Clerk