

TOWN OF WESTFORD
DEVELOPMENTAL REVIEW BOARD MINUTES
Minutes for April 27, 2026
Approved on July 27, 2026

Board Members Present: Peter Armata, Bill Cleary, Max Tyler, Francois Ross, Jesse Labreque, Andrew Collier

Board Members Absent: Matt Wamsganz

Also Present: Harmony Cism (Zoning Administrator & Planning Coordinator), Callie Hamdy (Minute Clerk), Greg Baker, Dave Adams, Barb Peck, Glenn Rogers

The meeting began at 7:00 pm

Amendments to the Agenda

There were no amendments to the agenda.

Waiver Review Public Hearing - Applicant: Dave Adams, Property Location: Old Stage Road (approx. 275.6 acres), Zoning Districts: Rural 10 & Water Resource Overlay. This proposal is a request for a front yard setback waiver to construct an addition onto a pre-existing, non-conforming accessory structure approximately 0 feet from the front property line.

Francois administered the Interested Parties Oath.

Interested Parties: Dave Adams

Harmony provided written testimony from George Lamphere, an adjoining landowner. George had stated that he fully supports the Adams' project.

Dave Adams was present and explained the project. He is expanding worker housing at his farm and clarified where the expansion would be for the board. He had changed the initial location, so it was further back from the front property line, and completely out of the ROW, which made it less a concern for the board.

Max asked if the building was in the WRO at all, it was not. The board thought they should be promoting agriculture in town and this project was the perfect example of this. Francois asked for comments from the public but there were none.

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

Public Comment, Announcements, and Other Business.

Bill Cleary had attended the Selectboard meeting of March 26. Seth Jensen had provided a correspondence to the Selectboard about the DRB which Harmony was cc-ed on. It stated that in the January DRB meeting a property owner discussed potential ex-parte communications and suggested annual training from VLCT. Harmony had responded to Seth that she was going to put something in the individual's file. Bill didn't like that people had files at the town office. Harmony clarified that this is the zoning file that every parcel in town has, information potentially relevant to the parcel goes in the file.

Harmony noted that if there were changes the board wanted to make to the rules of procedure that would be happening at their next meeting during reorganization.

Barb Peck was present and thought any time there is a complaint about somebody it should be investigated to see if it's true before it goes in their zoning file and she thought it was wrong to put something negative in somebody's file that might affect them in the future. She didn't think there should be one person who decides what goes in somebody's file. Francois had talked to Harmony after it happened and she told him she'd put something in the file, and he didn't see a problem with it. Harmony noted it was not a negative note, rather explanation that something was mentioned. Max thought they owed it to themselves and Harmony to come up with a process.

Barb Peck wondered if the DRB had a reply from the Planning Commission on any movement on the four items they had requested to address with the Development Regulations. The Planning Commission had addressed those at the DRB's last meeting in March and the one before that. Max Tyler was present and is on the PC. There is a process that needs to be gone through on part of the PC to implement those, and they are waiting to where they can have a number of concerns and deal with them at once. The new PC members will be seating in the next week or so and those will be discussed soon.

Minutes

Max motioned to accept March 23, 2026 Minutes as amended. Andrew seconded. Motion passed 4-0, with Bill and Jesse abstaining due to absence at that meeting.

Adjourned 7:36 p.m.

Submitted by,
Harmony Cism, DRB Coordinator

Callie Hamdy, Minute Clerk