

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for September 28, 2026
Approved on ***, 2026**

Board Members Present: Matt Wamsganz (Chair), Francois Ross (Vice-Chair), Bill Cleary, Greg Baker, Jesse Labrecque, Andrew Collier

Board Members Absent: Peter Armata

Also Present: Harmony Cism (Zoning Administrator & Planning Coordinator), Callie Hamdy (Minute Clerk), Maria Barden, Alex Barden, Joan Farmer, Ann Pigeon, Denise LaForce, Benjamin Bornstein

The meeting began at 7:00 pm

Amendments to the Agenda

There were no amendments to the agenda.

Conditional Use and Waiver Review Public Hearing

Applicant: Alex & Maria Barden

Property Location: LaForce Property – Covey Road (approx. 10.12 acres)

Zoning Districts: Rural 10, and Water Resource Overlay

This proposal is a request for Conditional Use approval to construct a residential driveway within the Water Resource Overlay.

Matt asked if there were any ex-parte communication or conflicts of interest. There were none.

Matt administered the interested parties oath to the present public at the meeting.

Interested Parties: Alex Barden, Maria Barden, Joan Farmer, Denise LaForce, Ann Pigeon

Maria and Alex Barden were present and explained the project. Their residential driveway would cross the WRO, they plan to put in a 24" culvert. Matt read through the staff report. The applicants had already received a state wastewater permit. Bill Cleary did not see anywhere on the plans that they are going to use a 24" culvert. The board agreed it should show that. Matt asked if any of the public present had concerns or issues with the application. They did not and supported the project. Bill felt that these sort of items should be more an administrative decision by the Zoning Administrator. Francois motioned to close the hearing. Jesse seconded. Motion passed 6-0.

Public Comment, Announcements, and Other Business

In the packet Harmony had provided the draft FY'28 DRB Budget proposal. The Selectboard will be hearing the proposal on November 12. Andrew motioned to level fund. Jesse seconded. Motion passed 6-0.

Minutes

Jesse motioned to accept August 24, 2026 Minutes as amended. Francois seconded. Motion passed 6-0.

Adjourned 7:23 p.m.

Submitted by,

Harmony Cism, DRB Coordinator

Callie Hamdy, Minute Clerk