

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for May 13, 2009 Meeting
Approved on May 27, 2009

Board Members Present: Tony Kitsos (Chair), Ray Belair, Gene Hallman, Dick Heaps, Don Maddocks, Jason Hoover and Eric Jacobsen (7:21 pm).

Board Members Absent: N/A

Also Present: Melissa Manka (Planning Coordinator), Thomas Ward and Kelly Ward.

The meeting began at approximately 7:19 p.m.

Conditional Use Public Hearing & Site Plan Public Hearing – Kelly & Thomas Ward property.

Thomas and Kelly Ward were present.

Kelly briefly described her yarn business and proposal to move her shop to her existing residence. Kelly stated the only changes to the existing site would be re-grading of the driveway, defining the parking area and installing a walkway.

The DRB had a lengthy discussion regarding whether the proposed business meets the definition of Rural Retail and if not, what definition the business would fall under. Some Board Members felt the business fit the Home Business definition, but did not meet the definition of Rural Retail. This was because all products sold would not be manufactured or grown on site. Other Members interpreted the definition of Rural Retail as requiring some of the merchandise to be manufactured or grown on site but not all of it. The majority of the Board concluded that the yarn shop meets the definition of Rural Retail because the Applicant makes felt products, dyes yarns and teaches knitting classes.

It should be noted that the DRB felt the existing landscaping, screening and lighting was adequate since the proposed business is setback from Route 15 and will not generate a lot of traffic.

The DRB went through the staff report and made further comments. The comments are outlined in the DRB's decision.

The DRB opened the hearing to the public and no comments were heard.

Jason MOVED to close the Conditional Use and Site Plan Public Hearings.

Gene SECONDED the motion.

The motion PASSED: 7 – 0.

Minutes of the April 22, 2009 Meeting.

Jason MOVED to approve the minutes as amended.

Don SECONDED the motion.

The motion PASSED: 6 – 0.

Dick abstained.

The meeting adjourned at approximately 8:29p.m.

Submitted by,

Melissa Manka, Planning Coordinator