

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for May 27, 2009 Meeting
Approved on June 10, 2009

Board Members Present: Ray Belair (Vice-Chair), Gene Hallman, Dick Heaps, Don Maddocks, Jason Hoover and Eric Jacobsen.

Board Members Absent: Tony Kitsos.

Also Present: Melissa Manka (Planning Coordinator) and Reid Wistort.

The meeting began at approximately 7:18 p.m.

Sketch Plan Review & Preliminary Plat Public Hearing for a 4 Lot, 3-Unit Major Subdivision - Reid Wistort property:

Reid Wistort was present.

Reid began by explaining his proposal and the revisions made since his first sketch plan review.

The Development Review had no comments and closed the sketch plan review.

The Development Review Board opened the preliminary plat hearing.

The Board went through the staff report.

The Board had a lengthy discussion regarding whether Lots 2 – 4 should share an access off Westford-Milton Road via a shared right of way located on Lot 3 or whether Lot 2 should have an individual driveway and Lots 3 and 4 share a driveway and right of way.

Reid stated he preferred an individual driveway for Lot 2 due to the increased length of driveway and the decrease in usable lawn space if shared.

The Board then discussed the location of the wastewater systems serving Lots 2 and 3 in relation to the Water Resource Overlay District (WRO).

Melissa explained that, as they now stand, the draft Zoning and Subdivision Regulations allow wastewater systems and their components in the WRO. However, the draft regulations can still change.

The Board was uncomfortable with the wastewater systems location within the WRO and believes inclusion did not protect the health, safety and welfare of the public and environment.

However, the DRB noted that wastewater regulation was under the jurisdiction of the State.

They asked the Applicant to consider removing the wastewater systems from the WRO.

Dick MOVED to close the preliminary plat hearing.

Gene SECONDED the motion.

The motion PASSED: 6 – 0.

Minutes of the May 13, 2009 Meeting:

Jason MOVED to approve the minutes.

Don SECONDED the motion.

The motion PASSED: 6 – 0.

Decision Deliberation for Conditional Use & Site Plan - Ward Property:

Eric MOVED to approve the decision.

Gene SECONDED the motion.

The motion PASSED: 5 – 1.

The meeting adjourned at approximately 8:15 p.m.

Submitted by,

Melissa Manka, Planning Coordinator