

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for March 10, 2010 Meeting
Approved on March 24, 2010

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

Board Members Absent: Jason Hoover.

Also Present: Melissa Manka (Planning Coordinator), Bernice Weston, Loreen Teer, Betty Allen, Patricia Garcia, Shan Garcia, Stearns Allen, Janice Leach and Maurice Rathbun.

The meeting began at approximately 7:17 p.m.

Sketch Plan Review for a 2-Lot, 1-Unit Subdivision-- Betty Lou Allen Property:

Betty Allen (Owner) and Shan Garcia (Applicant) were present.

The DRB went through the staff report and made requests for information.

The DRB explained that the Applicant could either create survey and site plans for development of Lot 2 or subdivide Lot 2 as a retained lot, in which case a 2 year subdivision penalty would apply.

Patricia Garcia stated that the stream and pond located on Lot 1 are man-made and the stream is more of a spring fed, overgrown ditch.

Dick asked the Applicant to keep the lot shape and frontage requirements in mind when surveying the property.

The DRB asked about Lot 1's natural vegetation.

Shan said the lot was quite wooded. He went on to say that he plans to retain as many trees as possible to maintain a barrier between the proposed home site and Allen Irish Road.

Don asked if the house could be seen from the road.

Shan said it will be seen a little bit.

The DRB decided a site visit was not necessary.

Stearns Allen said the property has a gentle downward slope from Allen Irish Road and there is a significant amount of screening between the road and the proposed house site. He added that the lot is a very good building site, but it does need some drainage work.

Don asked if perc tests have been performed.

Shan said they have not conducted perc tests because the ground froze before the engineer could get to the site.

Gene agreed landscaping was not necessary, but drainage considerations were necessary.

Minutes of the February 24, 2009 Meeting:

Dick MOVED to approve the minutes with commendation.

Ray SECONDED the motion.

The motion PASSED: 4 - 0.

Tony and Gene abstained.

Decision Deliberation: Final Plat Amendment – Linda Mathieu Property:

Gene MOVED to approve the final plat amendment.

Ray SECONDED the motion.

The motion FAILED: 1 - 5.

Dick MOVED to adjourn. Don SECONDED the motion.

The motion PASSED: 6 - 0.

The meeting adjourned at approximately 8:18 p.m.

Submitted by,

Melissa Manka, Planning Coordinator