

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for July 28, 2010 Meeting
Approved on August 25, 2010

Board Members Present: Tony Kitsos (Chair), Dick Heaps (7:20 p.m.), Eric Jacobsen, Casey Mathieu and Matt Wamsganz.

Board Members Absent: Jason Hoover and Don Maddocks.

Also Present: Melissa Manka (Planning Coordinator), David Burke, Richard Mathieu, Linda Mathieu, Michael Blair, Ted Pelkey, Michelle Pelkey, Eva Paquin, Paul Kolbenson, Ginny Kolbenson.

The meeting began at approximately 7:15 p.m.

CONTINUED: Final Plat Public Hearing for Amendments to an 8-Lot, 7-Unit RPUD & Subdivision–Eva Paquin property

Eva Paquin was present.

Eva said she revised the plans to expand the Lot 5 dwelling building envelope to the north. She said she did this to ensure the house could be constructed in a location that would not be impacted by car headlights shining from the proposed shared driveway.

Tony explained that the original proposal was to create a shared driveway on Lot 5 to access Lots 4 and 5 due to the presents of ledge on Lot 4.

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

Dick MOVED to close the final plat hearing.

Matt SECONDED the motion.

The motion PASSED: 5– 0

CONTINUED: Sketch Plan Review for a 2-Lot Subdivision & Boundary Line Adjustment–Richard Mathieu & Linda Mathieu properties

Richard Mathieu, Linda Mathieu and David Burke (project engineer) were present.

Casey Mathieu recused himself from participating in the application.

David presented a copy of the regulations with mark ups and his interpretation of the regulations. Tony said it had come to the Board’s attention that the accessory structure was approved for hay and hay storage which is an agricultural use.

Dick stated that his statements at the last meeting may have been incorrect regarding the structures non-conformance since the approved use of the structure is agricultural.

David said he questions who wrote that the structure was going to be used for hay and haying equipment. He went on to say that what they are proposing meets the definition of structure since building is not defined and a wall is listed as being a structure. Therefore, placing walls within the building creates many structures less than 4,000 sq ft. He said their proposal will not have an impact on the regulations.

Melissa said that the definition of structure states a structure is a building, fence or wall, etc. Therefore, a building is a structure but not all structures are buildings.

David said they clearly qualify for a mixed use and the DRB should proceed with the application.

Dick said he would like the DRB to give a written opinion. The DRB agreed to give the Applicant a written opinion regarding their proposal.

Sketch Plan Review for a 2-Lot Subdivision & Mixed Use Planned Unit Development – Ted & Michelle Pelkey property

The DRB held a site visit on the subject property y at 6:45 pm. The DRB, Pelkeys and Paul Kolbenson were present.

Ted and Michelle Pelkey were present.

Ted began by stating he would like to subdivide the property to construct a 6,000 sq ft structure to house one or two uses. Those uses are truck repair and/or monofilament recycling. He said he now has a warehouse and truck repair building in Swanton and he would like to move those businesses to Westford. He said the building would have a 12-4 pitch, wood siding and vinyl windows.

Tony said the DRB would need to make a decision regarding the maximum allowable size of a commercial building and would get back to Ted regarding the allowable size of the structure.

Dick said the Applicant would need to prove a conventional layout could be done prior to proceeding due to the fact that the Applicant is proposing a PUD. He said once the conventional layout was proven the Board could review the PUD application.

Ted said a conventional subdivision was possible because grading could be done behind Geoff's house.

The Board decided to continue the meeting until they make a decision regarding building size and the Applicant could submit a hypothetical density plan.

Matt MOVED to continue the sketch plan review meeting until August 25, 2010.

Dick SECONDED the motion.

The motion PASSED: 5– 0

Minutes of the June 23, 2010 Meeting

Dick MOVED to approve the minutes as amended.

Casey SECONDED the motion.

The motion PASSED: 6– 0

Minutes of the July, 14, 2010 Meeting

The DRB will review these minutes at their next meeting.

Decision Deliberation: Final Plat Public Hearing for a 2-Lot Subdivision– David & Sandra Ashley property

Eric MOVED to approve the final plat decision.

Matt SECONDED the motion.

The motion PASSED: 5– 0

Decision Deliberation: Final Plat Public Hearing for a 2-Lot, 1-Unit Subdivision-- Betty Lou Allen property

Dick MOVED to approve the final plat decision and allow Don and/or Jason to vote via email.

Matt SECONDED the motion.

Eric and Casey abstained.

Decision Deliberation: Request For Approval To Access Lot By Permanent Public Right of Way--Richard Bouffard Property

Eric MOVED to approve the final plat decision.

Casey SECONDED the motion.

The motion PASSED: 5- 0

Decision Deliberation: Final Plat Public Hearing for Amendments to an 8-Lot, 7-Unit RPUD & Subdivision--Eva Paquin property

Dick MOVED to approve the final plat decision as amended.

Matt SECONDED the motion.

The motion PASSED: 5- 0

Eric MOVED to adjourn.

Dick SECONDED the motion.

The motion PASSED: 5 - 0.

The meeting adjourned at approximately 9:44 p.m.

Submitted by,

Melissa Manka, Planning Coordinator