

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for September 8, 2010 Meeting
Approved on October 27, 2010

Board Members Present: Tony Kitsos (Chair), Jason Hoover, Eric Jacobsen, Don Maddocks, and Matt Wamsganz.

Board Members Absent: Dick Heaps and Casey Mathieu.

Also Present: Melissa Manka (Planning Coordinator), John Stuart, June Gulla, Travis Gulla, Mike Gulla, Kimberlee Phillips, Scot Phillips, Eric Harper and Jennifer Phillips.

The meeting began at approximately 7:16 p.m.

Sketch Plan Review for a 2-Lot Subdivision & Boundary Line Adjustment – Scot & Kim Phillips & Frena & William Phillips

Scot, Kim and Jennifer Phillips, Eric Harper and John Stuart (project engineer) were present. John gave a brief explanation of the Phillips' proposal. He said Scot and Kim Phillips' land was located in the 5 acre and 10 acre zoning districts, but they would like to create two 5 acre lots. Therefore, Scot and Kim are proposing to swap their land in the 10 acre district with lands owned by William and Frena Phillips located in the 5 acre district. He added that the proposed wastewater systems are located outside of the WRO and are performance based systems. Tony asked if they had to swap land in order to subdivide.

John said yes.

Tony said he thought two separate applications should be submitted for approval.

Jason asked whether the DRB had an issue with the subdivision and boundary line adjustment being completed as the same time, even if two applications were submitted.

Scot and Kim said their property was supposed to be 5 acre zoning.

Tony informed them that the 5 acre zoning district is measured 1000 feet back from Route 128. Don questioned whether the land swap should be completed as another subdivision and read the definition of a boundary line adjustment. Don said the land swap should be categorized as a subdivision since they are proposing a substantial change to previous approvals.

Jason agreed. He said that it may not change the character or use of the area, but it does allow for the creation of a new building lot.

Melissa said William and Frena would then be subject to a 2 year subdivision penalty, if they chose not to survey their entire property.

The DRB agreed that two subdivision applications should be submitted for final plat approval, but could be submitted simultaneously.

The DRB then went through the staff report and made comments.

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

Sketch Plan Review for a 2-Lot Subdivision– Travis Gulla property

Travis, Mike and June Gulla were present.

Travis briefly explained the proposal as being two building lots and one master plan lot. He said the majority of the property is currently used to grow corn, except for areas of ledge and the

woods down by the river. He said the designated open space will be used for agricultural and recreational purposes.

Mike asked whether the open space had to be open to the public.

The DRB said they are favorable to private ownership of open space if it's to be used for agricultural purposes and since they have been forced into a PUD and master plan due to previous subdivisions.

Travis said he would be willing to increase the size of the open space in that case.

The DRB went through the staff report and made comments.

The DRB suggested that the Applicant reduce the size of Lots 2 and 3 to be in keeping with the intent of the PUD.

Matt said they should think about conducting perc tests on Lot 3 prior to final plat, because Lot 3 may need a wastewater easement on Lot 2. He said perc testing shouldn't be very expensive.

Don also suggested that they think about the lay of the land more than tax implications when developing lots layouts.

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

Minutes of the August 25, 2010 Meetings

Matt MOVED to approve the minutes.

Eric SECONDED the motion.

The motion PASSED: 5-0.

Matt MOVED to adjourn.

Eric SECONDED the motion.

The motion PASSED: 5 - 0.

The meeting adjourned at approximately 8:35 p.m.

Submitted by,

Melissa Manka, Planning Coordinator