

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for January 26, 2011 Meeting
Approved on February 9, 2011

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

Board Members Absent: N/A

Also Present: Tim Cassese (Planning Coordinator), Sandy Carter, Biran Sullivan, Arthur Dreher, Ed Green, AJ Lanpher, Andrew Davis, David Ashley, and Stuart Ashley.

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

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

David Ashley, and Stuart Ashley were present.

Stuart Ashley opened by explaining why the amendment was necessary as there was an error in the measurement but not the survey. The change in distance does not change the frontage of the property in a negative way. Tony reverberates that the only change is the distance 244.55' to 208.41'. Don checks that the line did not have to change, but just the measurement of the line. Don points out that the old mylar will remain in the town record and shall be superseded by the new mylar submission. The change that was made must also be noted to ensure people refer to the updated mylar for decades to come.

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

Don MOVED to close the final plat hearing.

Jason SECONDED the motion.

The motion PASSED: 6 – 0.

Site Plan & Conditional Use Review – Applicant: NYNEX Mobile Limited Partnership 1 & Cellco Partnership both d/b/a Verizon Wireless Owner: Kevin Giles

Sandy Carter(Verizon Wireless Representative), Brian Sullivan(Attorney), Arthur Dreher(Engineer), AJ Lanpher, Andrew Davis, and Ed Green were present.

Brian Sullivan opened by summarizing the project to install the 103 foot tower on Duffy Hill.

There would be a 50' by 50' fenced in clearing where a concrete foundation would be set and the monopole would be anchored. The antennas would be fixed on the top of the pole in a triple side array with four antennas on each side. Jason clarified what the outlined other two layers of antennas under the antennas described above, and Arthur clarified that those were for co-providers antenna locations if they were to get approval from DRB to share the tower. There will be a 12' by 24' storage shelter in a building at the base of the pole to hold all electronics. There will be a generator run of propane found in an above-ground one thousand gallon tank which will be in the corner of the open area.

Tony clarified that the State Use Permit was already received, and Brian confirmed that it was already granted. Tony also asked for the wetland analysis as there is Class 3 Wetland in the area. A field naturalist submitted a letter stating the project did impact Class 3 Wetland but not enough

area to require a permit. The development also stayed over 200' away from two vernal pools located nearby. Tony then informed Brian that they would begin going through the staff report starting with road construction. Tony inquired about whether they were planning on improving the quality of Duffy Hill Road, and Arthur said a video would be taken, and the quality would be of equal or greater quality than what was seen before construction begins.

Jason talks to Arthur about the proposed slopes of the road reaching 25.06% grade and the possibility of spreading that out over lower grade. Since it is a private road, and will not be plowed or used very often, this may be acceptable.

Tony pointed out that the antenna height is above current Westford regulation, being over 20' above the average tree line unless proven necessary. Brian clarified that it was deemed necessary as some trees in the area are upwards of 86' and for co-providers to use the tower it must be this tall.

Tony inquired about whether in case of abandonment who would be held responsible for deconstruction, and Brian said they could post a bond if necessary.

Tony suggested a gate be installed to keep out intruders. Arthur agreed that a gate could be added easily, as they dislike intruders as well.

Tony brings up time and duration of construction. Arthur believes they would wait for the roads to dry out closer to summer to begin construction. Arthur estimates it would take around 6-8 weeks to complete.

Noise levels were discussed as there will be a generator and air conditioners on site. There were measured levels shown reaching a maximum of 42 decibels if the air conditioners and generator were running at the same time. This is a rare occurrence and 42 decibels is similar to levels seen in a quiet town during the day.

Tony wanted to hear more about possible upgrades over the period of their 30 year lease. Arthur and Brian reassured Tony that no expansion would be necessary, and the 50' by 50' pad would be plenty space even if additional providers shared the site.

A silent alarm will protect the premises 24 hours a day.

The disturbed soil around the 50' square will be seeded as soon as possible after construction as a condition of approval.

In the final comments, Brian clarified that the 50' pad is not concrete topped; it will be a gravel area to keep vegetation from growing. Also that Duffy Hill Residents have been notified three times of this project by Underhill, Westford, and the State of Vermont.

Sandy added that Verizon allows the tower to be used for emergency transmissions of the town for no fee. Tony adds that would be a good thing to have a letter sent to the select board about even though Westfords emergency services are from Fairfax and Essex.

Ed Green, a resident from Duffy Hill inquires about what the sound level is, and wants to insure it is not more than the noise heard from Route 15. He also adds he is concerned with not just the road condition after construction, but for years to come as this site is accessed. As Duffy Hill is a Private Road the residents have invested significant amounts in the present quality of the road.

A balloon test to view the height of the tower before construction was discussed, but was decided to view a similar tower in Jericho instead. The complications of planning the site visit with balloon tests being unpredictable with wind conditions proved too difficult.

Eric MOVED to close the Site Plan & Conditional Use Review

Casey SECONDED the motion.

The motion PASSED 6-0

Eva Paquin Re-Subdivision Inquiry for the Coyote Ridge 6-lot PUD

Eva Paquin was Present.

Eva explained her situation of a lot of people of the few that have looked at it state they want larger property if they were to move to this part of Vermont. As the two year mark passes, Eva believes she would be able to sell these properties quicker if she could make fewer larger lots with the same infrastructure installed for her 6 lot PUD.

Don suggested that each property have exclusive ownership of portions of the open space parcel. This would restrict the property owner of what they could do with the land, but would be available to them without the permission of the housing association.

Tony suggested that she use up more of the open space, as Eva owns a large parcel of land, and the open space only needs to be 33% of the total acreage. This would allow Eva to achieve four 8-acre lots, or six 5.5-acre lots.

Don and Jason agreed she could also do a mixture of larger lots to for interested buyers, and keep some smaller lot sizes for if the market changes.

The board agreed that if she wanted to change lot sizes this dramatically, the subdivision process must be followed through from Sketch Plan as it is a drastic change.

Eva Paquin thanked the board for their time, and will consider her options of what to do next with her PUD.

Minutes of the December 8, 2010 Meeting

Eric MOVED to approve the minutes.

Tony SECONDED the motion.

The motion PASSED: 6 - 0.

Minutes of the December 15, 2010 Meeting

Eric MOVED to approve the minutes.

Matt SECONDED the motion.

The motion PASSED: 6 - 0.

The meeting adjourned at approximately 10:20 p.m.

Submitted by,
Tim Cassese, Planning Coordinator