

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for March 9, 2011 Meeting
Approved on April 13, 2011

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

Board Members Absent: Casey Mathieu, and Jason Hoover

Also Present: Tim Cassese (Planning Coordinator), Palmer J. Irish, Palmer Skip Irish, Dean King, Conrad Racine, Fred Kamerling, Wayne Brown, Michel Bechard, and Andy Hoak(Engineer).

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

Sketch Plan for 2-lot Subdivision – Michael Bechard property (82.9 acres) on Allen Irish Road

Tony opened the hearing and clarified with Michel Bechard (from here on referred to as the Applicant) that even though he was an abutting property owner, Tony had no need to recuse as he had no reason to be biased toward his application and the applicant agreed.

Andy Hoak began to summarize what was depicted on the site plan and what the proposed 2-lot subdivision and single family home would entail. Andy clarified that meets and bounds would be specified on the final application, along with receiving an access permit. Andy went further to describe why no stormwater permit was necessary, as total impervious area was less than an acre, and total disturbed area was less than two acres, leaving them under the threshold to be required to receive a permit. Tony pointed out that they would like to see a natural resources overlay map of the entire property, along with an expanded view of the property with surrounding areas on the opposite side of Allen Irish Road to be able to measure distances. This came into question as the access was looked at, and was questioned how offset it was from a driveway across the road, when access points are best offset to ensure safety. Don questioned the building envelope as it seemed to include the water resource overlay(WRO) and include the entire property. Andy Hoak said that the building envelope was set with all town set backs in mind, and assuming that building permits could not be obtained to build in the WRO it did not matter if the building envelope included that area. Tony clarified that although that is one way to look at it, the WRO is generally left outside the building envelope to exclude any possible building in the WRO in the future. Don also was wondering what the history of the right of way along the Southern property line was there for, and it was said that it is to satisfy language in the Irish's property's deed that they have access to that part of the Applicants lot to access their property from the shallow point of the road. Tony wanted Andy Hoak to look further into the right of way, as to ensure they are not putting a right of way onto someone else's right of way. Andy Hoak clarified that the way they positioned the 15 foot right of way, covered any sort of miscalculation that came from the vague language of the deed where the right of way was described. Eric wanted to know what the purpose of building a second home in this second lot of his property, and the Applicant described it as a possible form of income for him in his retirement plan. The proposed Lot 2 is very hard to access from Lot 1 where the Applicant plans to live, so the Applicant would prefer to keep 50 acres, and sell the part of his property he can not access. Tony opened the hearing to any public questions or comments, and with no voices heard, he moved to reiterate they would like to see a tighter building envelope when they come back for their final hearing, as this is a minor subdivision.

Minutes of the February 9, 2011 Meeting

Approval will be decided when a quorum of the February 9th meeting is obtained.

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

Tony signed amended decision.

**Decision Deliberation: Site Plan & Conditional Use Approval – NYNEX Mobile Limited
Partnership 1 & Cellco Partnership both d/b/a Verizon Wireless Owner: Kevin Giles**

Tony signed amended decision.

Gulla Preliminary Hearing Six Month Extension

Eric MOVED to approve the extension.

Tony SECONDED the motion.

The extension was approved 4 – 0.

The meeting adjourned at approximately 8:28 p.m.

Submitted by,

Tim Cassese, Planning Coordinator