

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for April 13, 2011 Meeting
Approved on May 11, 2011

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

Board Members Absent: Jason Hoover and Casey Mathieu.

Also Present: Melissa Manka (Planning Coordinator), Michael Thomas, Juliette Horton, Ted Horton, Cindy Yager, Vicky Phillips, Pat Haller, Finn Haller, Amber Haller, Rich Golden, Bernard Fleury.

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

Sketch Plan Review for a 2-Lot Subdivision-- Michael Thomas & Susan Frost Property

Michael Thomas was present.

The DRB began by discussing the newly proposed lot shape.

Michael stated all lot lines are less than 15 degrees from perpendicular with existing lines. He also said he understands he will need to upgrade the driveway to private road standards and expand the right of way to 60 feet on the Yager/Phillips lot.

The DRB said they saw no issue with accessing the proposed lots via right of way in lieu of having frontage on a public road. The DRB said metes and bounds would need to be calculated for the right of way.

Michael said the location of the existing house site has been confirmed and noted on the site plans.

The DRB asked that old boundary lines be removed from the plans and the plans state Lot 2 is a deferred development lot.

Tony asked if the Applicant discussed whether Seymour Trail would need to be upgraded per the Selectboard.

Michael said yes and Seymour Trail does not need to be upgraded at this time because no new developed is being proposed. He added it is likely he would need to upgrade the trail if he were to develop Lot 2 in the future. Michael said the Selectboard recommended that property owners accessing land off Fox Lane form a road association.

Vicky Philips and Cindy Yager said a road association agreement was on file.

Tony asked Michael to research whether an association already exists.

Eric asked about the structure depicted on Lot 2.

Michael said it was a 24' by 16' accessory structure.

Eric asked if he planned to build a home on Lot 2.

Michael said no.

Don asked if anyone had an issue with a structure remaining on Lot 2 since it is proposed as a deferred development lot.

No concerns were voiced.

Matt mentioned that a fire department turn around will be required that meets the subdivision requirements. He said the turnaround would need to be located on Lot 1 or 2, but it makes the most sense to have the turn around near the accessory structure.

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

Sketch Plan Review for a 3-Lot Subdivision-- Edward & Juliette Horton Property

Edward and Juliette Horton were present.

Edward explained their proposal and stated they own 8 acres with an existing dwelling and a abandoned residence.

The DRB began by going through the staff report.

Tony asked why Lot 1 had a dog leg.

Edward said Lot 1 would not have a backyard if the lot were regularly shaped due the presence of steep slopes.

Tony asked about the stream on the property.

Melissa said it was not a part of the Water Resource Overlay District.

Juliette said the former residence was once the barn from the old parsonage on Brookside Road and she does not know whether it is of historical significance because it is falling apart.

Bernard Fleury said there wasn't much left to the structure.

The DRB said the Applicants should contact the Historical Society regardless.

The DRB further discussed the proposed lot shapes.

Juliette said the DRB should visit the property to get a feel for the lay of the land.

Tony asked whether steep slopes had been mapped.

The Hortons showed the DRB other possible lot shapes and the DRB agreed they like Option 2 the best.

Tony said the dwelling on Lot 2 should be set back a similar distance as the other homes on Brookside Road.

The Hortons weren't sure that would be possible due to the presence of ledge and steep slopes.

The DRB said they would look at the location of Lot 2's dwelling during the site visit.

Tony asked that building envelopes, home locations and lot lines be flagged for the site visit.

The Hortons stated a pedestrian path along Brookside Road was not practical due to ledge and the utility box on the Haller property.

The DRB said they would look at whether roadside trees should be planted along Brookside Road during the site visit.

Edward stated there are above ground utilities already installed on proposed Lots 1 through 3.

The meeting was opened to the public.

Patrick Haller said the Board should be aware of the ledge on the south side of the property when discussing screening because additional vegetation could affect safety in that area by making the access to the Horton property a blind drive. He also stated he would be willing to grant the town a pedestrian path easement to make the connection from the common to the school.

Bernard Fleury asked if the septic system for Lot 3 will move to Lot 1 with the changes the DRB discussed tonight.

Eric said the location of system wouldn't move just the lot lines.

Bernard Fleury said he was concerned that the septic systems were too close together.

Rich Golden asked what would happen if the owner of Lot 1 didn't want to grant wastewater easements to the two other lots.

Melissa said it would be a condition of subdivision approval that the easements be conveyed to the proper lot owners and not doing so would be a violation of the approval.

Bernard Fleury asked if the property had already been perc tested and Edward said yes.

Final Plat Extension – 2 Lot Subdivision and MPUD /Pelkey Property

Tony MOVED to grant the Pelkeys a six month extension.

Eric SECONDED the motion.

The motion PASSED 4 – 0.

Minutes of the February 9, 2011 Meeting

The minutes of the February 9th meeting will be reviewed at the DRB's next meeting.

Minutes of the March 9, 2011 Meeting

Tony MOVED to approve the minutes.

Matt SECONDED the motion.

The motion PASSED 4 – 0.

Appointments

Eric MOVED to appoint Tony Kitsos as Chair.

Don SECONDED the motion.

The motion PASSED 4 – 0.

Tony MOVED to appoint Eric Jacobsen as Vice Chair.

Don SECONDED the motion.

The motion PASSED 4 – 0.

Tony MOVED to appoint Matt Wamsganz as Clerk.

Eric SECONDED the motion.

The motion PASSED 4 – 0.

The meeting adjourned at approximately 9:08 p.m.

Submitted by,

Melissa Manka, Planning Coordinator