

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for May 11, 2011 Meeting
Approved on June 8, 2011

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

Board Members Absent: n/a

Also Present: Melissa Manka (Planning Coordinator), Juliette Horton, Ted Horton and Rich Golden. Pat Haller, Finn Haller and Amber Haller present for site visit only.

The site visit began at approximately 6:30 p.m.

Site Visit of Edward & Juliette Horton property located at 42 Brookside Road.

The meeting began at approximately 7:00 p.m.

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

Edward and Juliette Horton were present.

Jason began by stating that the dwelling on Lot 2 should be located where shown on the plans or along the Brookside Road, but not placed any further back. He added that he did not believe there was a need for screening.

Edward said it's likely they will need to remove some bedrock to allow for a basement in the dwelling on Lot 2.

Tony said he was okay with the proposed building envelope and not requiring landscaping.

Jason said the building envelope on Lot 3 may not need to be reduced to exclude steep slopes. However, steep slopes should be shaded, a note stating steep slopes cannot be developed and specific a home site depicted on the plans for Lot 3.

Don asked whether underground utilities were proposed.

Edward said aboveground utilities are already in place. He added that lines from the existing poles to the new dwellings would be underground.

Matt said he believes the DRB should request a pedestrian path easement along Brookside Road because if they don't do it now they will likely never get the easement.

Don and Jason agreed.

Juliette said she was okay with the easement so long as the building envelope on Lot 2 was large enough to allow for play with regard to home location.

The meeting was opened to the public.

Rich Golden said he was concerned with the placement of the home on Lot 2 and he asked if it could be moved forward or backward from where it was depicted on the plans.

Tony said yes.

Rich Golden asked if they would need the building site approved by the DRB before construction.

Tony said no.

Jason said the home as depicted does not mean anything and explained that the building envelope determines where the home can be built.

Minutes of the February 9, 2011 Meeting

Don MOVED to approve the minutes.

Matt SECONDED the motion.

The motion PASSED 4 – 0.

Tony and Jason abstained.

Minutes of the April 13, 2011 Meeting

Eric MOVED to approve the minutes.

Matt SECONDED the motion.

The motion PASSED 4 – 0.

Jason and Casey abstained.

The meeting adjourned at approximately 8:15 p.m.

Submitted by,

Melissa Manka, Planning Coordinator