

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for July 27, 2011 Meeting
Approved on August 10, 2011

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

Board Members Absent: Eric Jacobsen.

Also Present: Melissa Manka (Planning Coordinator), Richard Mathieu, Linda Mathieu, Thomas Walsh, David Burke, Travis Gulla and June Gulla.

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

Final Plat Public Hearing for Subdivision Amendments –Co-Applicants: Richard Mathieu & Linda Mathieu Properties

Richard Mathieu, Linda Mathieu, Thomas Walsh (attorney) and David Burke (engineer) were present.

Casey Mathieu recused himself from the DRB.

David began by explaining the Mathieu's proposal.

The DRB went through the staff report.

David said that the development on Richard's lot will not be visible from Route 128 and/or Westford-Milton Road.

The DRB stated they were okay with not requiring a no cut zone and/or landscaping.

The DRB agreed the setback for Linda's lot should be the proposed right of way since it will be classified as a shared driveway as opposed to a private road.

The DRB then discussed the proposed floating easement located on Richard's lot to serve future development on Casey Mathieu's lot.

Thomas explained that Richard's lot would be burdened by the easement and Casey's lot would have legal right to use it by way of quit claim deed. He said all documents would be recorded in the land records.

Jason clarified that if Casey came before the DRB to further develop or subdivide his lot the DRB would then decide whether to require that he use the floating easement to access said development.

David said the Mathieu's received a State Stormwater Permit so he is not inclined to show more than what the State required on the site plans. He said his firm will have to re-certify the stormwater infrastructure every two years.

David explained that his applicant could not get a letter from the power company discussing why overhead power is required on site. He said from an engineering standpoint overhead power avoids installing a conduit that could fill with stormwater. David said the property was previously served by overhead power and the Mathieu's installed a number of new poles on Linda's lot a couple of years ago to serve the new barn on Richard's lot.

Thomas asked David if it was possible to place underground power in the location shown on the plans.

David said the location would change slightly.

David verified that the only State permits required as part of this project were wastewater and stormwater permits.

David explained that the trailer on Richard's lot has been removed and will be replaced with a new home. He further explained that the new home must maintain the same or remain within 50 feet of the original footprint or the applicant would need to reapply for a wastewater permit.

Don asked if the acreage changed for the properties.

David said the acreage on Linda's lot changed slightly after the property was re-surveyed. He said the lot still meets minimum acreage requirements for the district.

Tony asked if the applicant would like to request a continuation to talk to CVPS again about the overhead power.

Richard said he would like the hearing continued.

Thomas asked if they would need to show underground power on the site plans if CVPS does not issue a letter stating underground power isn't possible.

The DRB said yes.

Tony MOVED to continue the final plat hearing until August 10, 2011.

Jason SECONDED the motion.

The motion PASSED: 5-0.

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

Travis and June Gulla were present.

Travis explained that they dug test pits to determine whether master plan Lot 3 was feasible but found nothing on the north side of the property. However, they did find an area of sand near proposed Lot 2 so they are requesting a new sketch plan review for their revised site plan.

Travis said they would like Lots 2 and 3 to be approximately 2 to 3 acres in size.

Jason asked what they planned to do with the property.

Travis said they would like to build the shared driveway, install utilities and begin building on Lot 1 sometime next year. He said they would then like to develop Lot 2 for his parents, but they have no plan to develop Lot 3 at this time.

Tony said that by default they had created Lot 3 by having Lot 1 detached from the master plan lot.

Jason suggested they connect Lot 1 to the master plan lot by way of a right of way or some similar way.

Tony said that because this was a PUD lot shape was not an issue.

Melissa mentioned that a road agreement, open space agreement and draft deeds conveying wastewater easements and rights of way were necessary.

June asked if they could create another master plan on the north side of the property since they do not know what the future holds for wastewater innovation.

Tony said yes because it's just a hypothetical future lot.

Tony suggested the DRB state in the decision that if the regulations change prior formalizing the master plan lots then the master plan design will have to change prior to approving the lots as buildable.

The DRB agreed that the open space should encompass as much land, especially agricultural land, as possible.

Don suggested they create a reduced building envelope for Lot 1 and make everything else except Lot 2 and the master plans lots open space with covenants outlining the use of the open space.

Tony said they should try to protect the natural resources on the property as much as possible and stated he agreed with Don's suggestion.
The meeting was opened to the public and no comments were heard.

6 Month Final Plat Extension Request – Edward & Juliette Horton

Jason MOVED to grant a 6 month extension.

Tony SECONDED the motion.

The motion PASSED: 6 – 0.

Minutes of the July 13, 2011 Meeting

Tony MOVED to approve the minutes.

Casey SECONDED the motion.

The motion PASSED: 6 – 0.

Decision Deliberation For Debra Richer Property

Don MOVED to approve the decision.

Matt SECONDED the motion.

The motion PASSED: 6 – 0.

Decision Deliberation For Michel Bechard Property

The DRB agreed to continue deliberations on August 10, 2011.

The meeting adjourned at approximately 9:36 p.m.

Submitted by,
Melissa Manka, Planning Coordinator