

**TOWN OF WESTFORD  
DEVELOPMENT REVIEW BOARD MINUTES  
Minutes for August 24, 2011 Meeting  
Approved on November 9, 2011**

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

**Board Members Absent:** Jason Hoover.

**Also Present:** Melissa Manka (Planning Coordinator), Roger Reilly, and Jason Boissoneault.

The meeting began at approximately 7:19 p.m.

**Sketch Plan Review for a 2-Lot Subdivision– Roger Reilly property**

Roger Reilly was present.

Tony said that due to the large amount of acreage being transferred he believed the project should be categorized as a subdivision as opposed to boundary adjustment.

The DRB discussed whether Lot 2 needed legal access if it is merged with lands owned by the Boissoneaults located in Fairfax and Westford. The DRB agreed there would need to be a legal right of way over Boissoneault lands in Fairfax to access lands in Westford.

The DRB stated Lot 2 could or could not be merged with the remaining Boissoneault lands so long as the lot created has legal access.

The DRB said the right of way cannot be located on slopes 25% or greater.

Eric asked how this transaction would benefit Jason Boissoneault.

Roger said Jason tapped approximately 80% of the maples on the property so it makes sense for him to purchase the land.

**Minutes of the August 10, 2011 Meeting**

Matt MOVED to approve the minutes.

Wayne SECONDED the motion.

The motion PASSED: 4 – 0.

**Decision Deliberation: Final Plat Public Hearing for Subdivision Amendments –Co-Applicants: Richard Mathieu & Linda Mathieu properties**

Matt MOVED to approve the decision.

Wayne SECONDED the motion.

The motion PASSED: 4 – 0.

**Other Business**

The DRB briefly discussed the Selectboard's hearing to take comment on whether Seymour Trail should be reclassified as class 4 road.

The DRB had a lengthy conversation regarding whether to require engineers to calculate the amount of a particular natural resource is being preserved and/or developed for each subdivision so the data can be recorded in the annual town report. Some members were concerned it

wouldn't really tell individuals anything because each subdivision is dealt with on a case by case basis and the resources with the highest and best use are preserved dependant on the property. Casey had concerns regarding the immediate value of the information versus the cost to developers.

The DRB had a split vote regarding whether to ask the Planning Commission to develop language requiring natural resource calculations. Melissa will get Jason's opinion prior to the next meeting.

The meeting adjourned at approximately 9:30 p.m.

Submitted by,  
Melissa Manka, Planning Coordinator