

TOWN OF WESTFORD
PLANNING COMMISSION MINUTES
Minutes for December 8, 2009 Meeting
Approved on December 16, 2009

Commission Members Present: Mark Letorney (Chair), Gordon Gebauer, Patrick Haller and Seth Jensen.

Commission Members Absent: Jason Hoover.

Also Present: Melissa Manka (Planning Coordinator) and Barbara Peck.

The meeting began at approximately 7:14 p.m.

Draft 2009 Town Plan & November 18, 2009 Planning Commission Town Plan Public Hearing

The Planning Commission discussed the comments received at the Town Plan Public Hearing and made revisions based on those comments.

Barb asked why shared driveways were only going to be required if accessed off paved roads. She said shared drives should be required off all roads.

Gordon said it's sometimes difficult due to terrain to share driveways off gravel roads.

Seth said that developers gain quite a cost benefit if a shared driveway is located off a gravel road. However, they could gain more of a benefit having separate accesses off paved roads such as Route 128. He stated that Plains Road is an exception to the proposed language due to its high housing and traffic density. Therefore, shared driveways should be required in this area. Pat suggested language stating "other roads should be explored as needed based on development and safety".

The Commission agreed to require shared driveways off all roads. They also agreed to clarify the reasons for requiring shared driveways (pg 71 Objective 2 Implementation 1).

Barb stated that all property owners affected by the proposed Conservation District should be notified of meetings in which the district is discussed.

The Commission stated that they will follow state procedure as well as place notices in the newsletter. They informed her that creation of the proposed district is a town-wide decision.

Minutes of the November 18, 2009 Meeting

Seth MOVED to approve the minutes.

Pat SECONDED the motion.

The motion PASSED: 4 – 0.

Town Center Community Wastewater Options

Mark and Seth explained that they met with members of the White Church to discuss the possibility of locating a community wastewater system on the White Church property. Mark said the church members were interested in the idea and John Doane would contact the Commission after they discussed it further.

Other Business:

Pat briefly explained the projects the Energy Committee plans to undertake this coming year. He said are many energy grants available which the Committee hopes to pursue.

Planning Commission Work Plan

The Planning Commission reviewed the work plan and asked Melissa to revise it as discussed.

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

Submitted by,
Melissa Manka, Planning Coordinator