

TOWN OF WESTFORD
PLANNING COMMISSION MINUTES
Minutes for February 16, 2011 Meeting
Approved on March 2, 2011

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

Commission Members Absent: N/A

Also Present: Tim Cassese (Planning Coordinator), and Jeremy Berger.

The meeting began at approximately 7:10 p.m.

Executive Session: Jeremy Berger Interview for Town Planning Commission Board Member Position.

Jeremy explained his history with prior municipal boards as he was on a board in Illinois for a couple of years, along with his current periphery position on the Epic environmental committee at Burton. He went on to say his particular points of interest in town planning are roads and transportation, along with environmental conservation. He sees Westford as being a very unique town in Chittenden County, and would like to be part of the development process, as he plans to remain a resident for a long time.

PUD Density Bonus for Donation of Public Spaces (With guest Alex Weinhagen)

Alex Weinhagen could not attend the meeting, so this topic will be rescheduled for an upcoming meeting.

Performance Standards

We began by reviewing the language of the Westford Performance Standards draft. Lighting was the first to be discussed, clarifying average foot candles must be over a certain area. Seth brings up the term uniformity ratio, to come up with a numerical value for foot candle per square feet. Lighting must be controlled as over-lighting becomes a form of advertising and overflows property boundaries. Pat clarifies that ideal lighting is a balance between the maximum, where light is overflowing the area, and minimum ensuring enough light for safety.

Seth adds our night sky compliant language could use a visual diagram which is agreed on by the board.

LED lighting is the most efficient foot candles to watt ratio, along with metal halide lights; these are the most common types of lighting to be used in outdoor illumination. A problem with LED lighting is that the lack of heat created from the fixture can cause snow and ice to cover the fixture not allowing light to pass. When lighting the town common, reflectors may want to be used to direct the light and keep the feel of a quiet rural town without too much light in private properties.

Light models should be required by regulation to show the amount of light being dispersed from the fixture, along with model the overflow of property boundaries, as most models end at the property line.

All new commercial construction shall be reviewed by the state commercial energy code, which requires such modeling.

Color of lighting also effects the effectiveness and color perception of illumination. Kelvin gives units to the color spectrum of light being used from fixtures. A regulation should be made that lighting must be above 2500K to ensure white lighting and not older orange hue lighting. Between the hours of 11pm to 4am there should be an option for outdoor lighting, so motion detectors or security lighting exceptions should be made. The title of lighting within Westford Performance Standards shall be changed to Exterior Sight Lighting.

Dust was briefly reviewed as it is not all dust that can be controlled, but the dust from manufacturing and industrial processes. Gordon also pointed out that it should be defined to make it clear that regulations control dust accumulation on neighboring property and/or cause damage to the vegetation of property. Gordon will submit language further defining dust/airborne particulate language.

Trash screening and fencing must be regulated to reduce unsightly outdoor storage especially in the town common. Outdoor displays must be temporary, and Stowe's language might be interesting as they have a lot of artistic displays in town. All waste must be disposed of in a timely and proper fashion.

Hazardous waste should be put in its own separate category and should be defined as where it shall be stored, and ensure its timely and proper disposal as well. John Quinn may be able to give more information on how to regulate solid and hazardous waste. The Agency of Natural Resources may have good guidelines to control animal and plant compost separate from other non-organic wastes.

Stormwater and runoff shall be controlled with lots with over a half acre of impervious surface. Seth is going to look into guidelines of best practices to reduce stormwater impacts in cases of impervious surfaces.

Next meeting will continue with outdoor displays and signs.

Minutes of the December 1, 2010 Meeting

Gordon MOVED to approve the minutes as amended.

Seth SECONDED the motion.

The motion PASSED: 4 – 0

Minutes of the January 5, 2011 Meeting

Pat MOVED to approve the minutes as amended.

Seth SECONDED the motion.

The motion PASSED: 4 – 0

Other Business:

The meeting adjourned at approximately 9:52 p.m.

Submitted by,
Tim Cassese, Planning Coordinator