

TOWN OF WESTFORD
PLANNING COMMISSION MINUTES
Minutes for April 6, 2011 Meeting
Approved on May 4, 2011

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

Commission Members Absent: n/a

Also Present: Melissa Manka (Planning Coordinator), Jeremy Berger, Corey Mathieu and Daniel Strobridge.

The meeting began at approximately 7:03 p.m.

Executive Session

Seth MOVED to recommend Daniel Strobridge for appointment to the Planning Commission. Gordon SECONDED the motion.

The motion PASSED: 3-0.

Mark abstained.

PUD Density Bonuses for Donation of Public Spaces with Alex Weinhagen

The Planning Commission met with Alex Weinhagen to discuss Hinesburg's growth center density bonus language. Hinesburg has a point system that equates to a density bonus that is a percentage of the allowed conventional density. Points are given for use of renewable energy sources, increased energy efficiency standards, donations of resources for the public good. He also mentioned that Norwich has some great density bonus language for more rural areas. Melissa mentioned that Hinesburg's language appears to grant bonuses to maximize development while Westford appears to be more interested in granting bonuses in hopes of encouraging developers donate land to be used for public amenities.

The Planning Commission will further discuss the intent of the Westford density bonus as well as whether there should be a town center area bonus and a density bonus for more rural areas, if any at all.

Draft Performance Standards

The Planning Commission reviewed the draft performance standards and made minor revisions to the section on lighting based on Pat's input.

Planning Commission Work Plan & Implementation Plan

Melissa said she had a call in to Smart Growth Vermont to determine the amount of help they are willing and able to provide the Commission regarding to the Town Center Revitalization Project since their project leader Noelle Mackay has resigned.

Nomination: Westford Administrative Officer

Mark MOVED to nominate Maurice Rathbun for the position of Administrative Officer. Gordon SECONDED the motion.

The motion PASSED: 4-0.

Minutes of the March 2, 2011 Meeting

Gordon MOVED to approve the minutes.

Seth SECONDED the motion.

The motion PASSED: 3-0.

Pat abstained.

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

Submitted by,

Melissa Manka, Planning Coordinator