



Town of Westminster

11 SOUTH STREET
MASSACHUSETTS 01473

FROM THE OFFICE OF THE
CONSERVATION COMMISSION

Phone: (978) 874-7413 * Fax: (978) 874-7411

MINUTES MEETING March 3, 2014

**To: Selectmen
Board of Health
Building Commissioner
Planning Board
Highway Department
Town Clerk**

Present: Chairman Dan Bartkus, Co-Vice Chair: Gary Smith, Gregg Buckman, Members: John Regan, Tim Sheehan, Secretary Susan Kalagher

Absent: Robert Gendron

Guests: Chris MacKenzie, Matt McGuirl, Patricia McCarty, Ryan Smith, Ed Snyder, Leslie Snyder, Gary Streeter, Allison Streeter, Jeff Crowley

Documents, Plans, and other Exhibits:

1. Plan – Tommy Francis Road Lot B
2. Plan – 42 Lakewood Park Road
3. Plan – Wachusett Mountain
4. Letter from Bldg. Inspector re: determination of Tommy Francis Road lot B
5. Plan – Lanes Road

Chairman Dan Bartkus called the Meeting to Order at 7:00 p.m. The meeting was not recorded.

1 Genesee Avenue

David and Ann Sciabarrasi of 1 Genesee Avenue discussed the construction of a shed with-in the 100 ft. buffer zone. Agent Bob Maki issued an Enforcement Order on January 28, 2014. The Commission requested that they submit a Request for Determination. They plan to meet with the Zoning Board of Appeals on April 17, 2014.

Canceled Meetings:

The following hearings were scheduled for February 5, 2014. This meeting was canceled due to inclement weather and rescheduled to February 13, 2014. This meeting was also canceled due to inclement weather. The regularly scheduled meeting of February 26, 2014 was canceled and rescheduled to March 3, 2014 to accommodate the applicants.

**NOI / Continuation
42 Lakewood Park
Smith / Schmid**

Gary Smith recused himself and left the hearing. The public hearing was opened at 7:15 p.m. for the construction of a new house with well and septic system tight tank at 42 Lakewood Park Road. The applicant, Ryan Smith, was present. Chris MacKenzie of Whitman & Bingham Assoc. gave the overview of the project and submitted proof of notification of abutters. They plan to tear down the existing building and replace it with new construction. After review of the plan and discussion of erosion control methods, it was approved upon motion by Gregg Buckman and second by John Regan. The public hearing was closed at 7:20 p.m.

**NOI / Continuation
Tommy Francis Road
McGuirl**

7:20 p.m. The continuation of the public hearing for the wetland crossing for a new house at Tommy Francis Road – Lot B was opened. Chris MacKenzie of Whitman and Bingham represented Mr. McGuirl. At the meeting of January 15, 2014, the Commission requested that Jamie Reault meet with the Building Inspector to prove that this is a hardship and with the Planning Board to determine if this is an ANR lot. Chris MacKenzie read a letter from Michael Gallant, Building Commissioner, dated January 22, 2014. The Building Commissioner found that this lot meets the present zoning requirements to erect a singly family dwelling on the lot. The Commission discussed the replication area and requested that a revised plan be submitted. Gary Smith made a motion to continue to March 19, 2014 with all in favor. The public hearing was closed at 7:45 p.m.

**NOI
Lanes Road
Smith**

7:45 p.m. The public hearing for a proposed driveway crossing to access an area of a proposed single-family house on Lanes Road was opened. Gary Smith recused himself and left the hearing. Chris MacKenzie gave the overview of the project and provided proof of notification of abutters. The topography and run off was discussed. Mr. MacKenzie discussed the replication area, the proposed bottomless box culvert, and silt fence barriers. After review, the Commission voted to continue to March 19, 2014 to give the applicant an opportunity to bring in the specs for the box culvert. Mr. Ryan Smith asked the Commission if they would allow him to remove some of the trees before the next meeting. The Commission agreed to allow the removal of 2,000 board feet and cautioned Mr. Smith that stumping would not be allowed. Road drainage was discussed at the request of Ed Snyder. The public hearing was closed at 7:55 p.m.

**NOI
Wachusett Mountain / Snow Making Pump Station
Wachusett Mountain Associates / Department of Conservation & Recreation**

7:55 p.m. The public hearing for the construction of a new snow making pump station adjacent to the existing snow making pond with a connection to the existing snow making valve building

adjacent to the summit lift was opened. Jeff Crowley of Wachusett Mountain Associates was present. Patrick McCarty of McCarty Engineering provided proof of notification of abutters and discussed the orientation of the proposed pump station. Work will commence during the summer with all excavation completed by September 15, 2014. After review, the plan was unanimously approved by a motion made by Gregg Buckman, with a second by John Regan. The public hearing closed at 8:05 p.m.

Enforcement Order – 1 Genesee Avenue

An Enforcement Order issued by Bob Maki for 1 Genesee Avenue was signed by the Commission.

Extension Permit – Rabanna Road

The Commission unanimously voted to grant a three year extension for DEP # 336-0677 Rabanna Road to the applicant Northwest Communities.

Lost Orders of Conditions – 16 Lake Drive West

The Commission signed a new copy of the Order of Conditions issued to Ms. Leger for 16 Lake Drive West that had been lost. DEP #336-0748

Minutes:

Minutes of January 15, 2014 were approved.

Mail:

Mail was read and distributed. A letter in support of the Open Space and Recreation Plan was signed and forwarded to the Town Planner.

Discussion:

Limited project parameters were discussed.

The plan for Tommy Francis Road was reviewed and the Commission discussed concerns with the width of the driveway.

The meeting was adjourned at 9:11 p.m.

Respectfully submitted,

Dan Bartkus

Chairman

(prepared by Susan Kalagher)