



# **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**

**September 25, 2014**

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

**Present:** Chairman Dan Bartkus, Vice Chairman Gary Smith, Members: Tim Sheehan, John Regan, Carrie Monty, Agent Bob Maki, Secretary Susan Kalagher

**Absent:** Robert Gendron

**Guests:** Bd. Muzzy, Chris Mossman, Richelle Brown, Jans Clinton, Robert Clinton, Steven Donahue, Christine Macchia, David Macchia, Gary Streeter, Alison Streeter, Vic Pelletier, Cynthia Brown, Karen Umbrello, Charleen Schwint

### **Documents, Plans, and other Exhibits:**

1. 39 Kent Road – photos
2. Oakmont Avenue – plan
3. 52 Lake Drive West – plan & photos
4. 98 Narrows Road – plan
5. 23 Minott Road – plan
6. 40-42 Gatehouse Road – plan
7. 35 Laurie Lane – plan & photo
8. 31 Kent Road – plan & photos
9. 32 Honey Bee Lane – plan
10. 16 Hy Road – plan & photo

The meeting was called to order at 7:00 p.m. The meeting was not recorded.

### **Mail, Voucher & Minutes**

The following voucher and Minutes were approved:

Voucher for mileage for Bob Maki - \$40.32

The Minutes for the Special Meeting of September 10, 2014

Mail was read and distributed

**10 Whitmanville Road**

Bob Maki discussed the beaver issue on the Whitmanville River. Five beavers have made dams on property owned by the Rendas. The DPW intends to slowly release the dams and the beavers will be trapped.

**AMENDMENT CONTINUATION  
52 Lake Drive West  
Cooley**

7:08 p.m. The continuation of the public hearing for an Amendment to the Order of Conditions issued for 52 Lake Drive West (DEP #336-0749) was opened. Chris Mossman presented a revised plan showing the rip rap swale/sump to control run-off. He gave a description of the work. The plan was unanimously approved upon motion by Gary Smith and second by Tim Sheehan. The public hearing closed at 7:10 p.m.

**AMENDMENT CONTINUATION  
Oakmont Avenue  
Francis**

Chuck Caron and Bob Francis were not present. They are possibly waiting for a letter from Natural Heritage. The public hearing will be continued to October 15, 2014

**Certificate of Compliance**

The following Certificate of Compliance was unanimously approved upon recommendation by Bob Maki.

67 Davis Road / Martin / #336-0768

**NOI  
98 Narrows Road  
Leger**

7:15 p.m. The public hearing for the Notice of Intent filed by Daniel Leger for the installation of a replacement septic system for an existing single-family house at 98 Narrows Road was opened. Chris Mossman submitted proof of abutter notification and gave the overview of the project. The Conservation Agent issued an Emergency Order for the septic a year ago and the applicant would like to install a pump chamber. The Commission unanimously voted to approve the plan with conditions after review. The public hearing was closed at 7:18 p.m.

**NOI  
22 State Road East  
Bread of Life Church**

7:20 p.m. The public hearing for the Notice of Intent filed by the Bread of Life church for a parking lot expansion was opened. Chris Mossman submitted proof of notification of the abutters and gave the overview of the project. Most of the work will be outside of the riparian zone. Drainage and snow issues were discussed. Bob Maki found the drainage calculations to be adequate. Upon motion by Gary Smith, and second by Carrie Monty, the plan was unanimously approved with conditions. The public hearing was closed at 7:25 p.m.

**NOI**  
**23 Minott Road**  
**Martin /BRNG, LLC**

7:25 p.m. The public hearing for the Notice of Intent filed by Gordon Martin of BRNG, LLC for the construction of a new single-family home with driveway, septic, and a drilled well at 23 Minott Road was opened. Chris Mossman gave the overview of the project and submitted proof of abutter notification. A steel wire silt fence will be installed along with a 1 ft. x 3 ft. berm of stump grindings. The stump grindings will stay permanently on the site to create a gutter line and will eventually support the growth of plants. John Regan asked about maintenance. Bob Maki stated that he was in favor of the plan and Gary Smith made a motion to approve with conditions. Tim Sheehan seconded the motion and it unanimously was approved. The public hearing closed at 7:30 p.m.

**NOI**  
**40 & 42 Gatehouse Road**  
**Macchia**

7:30 p.m. The public hearing for the Notice of Intent filed by Christine and David Macchia for the installation of a block retaining wall at the water's edge on 40 & 42 Gatehouse Road was opened. Proof of abutter notification was submitted. Gary Streeter gave the overview of the project. He will use crushed stone and filter fabric and work will be done after the pond has been drawn down. After review, the plan was unanimously approved upon motion by Gary Smith and second by John Regan. The public hearing was closed at 7:35 p.m.

**NOI**  
**35 Laurie Lane**  
**Pelletier**

7:35 p.m. The public hearing for the Notice of Intent filed by Victor Pelletier for house renovations, addition, new deck, patio and site grading at 35 Laurie Lane was opened. Mr. Pelletier submitted proof of abutter notification and gave the overview of the project. Mr. Pelletier will taper the grading into the shore and will work during the draw down. Upon motion by Gary Smith and second by John Regan, the plan was unanimously approved with conditions. The public hearing was closed at 7:40 p.m.

**NOI**  
**32 Honey Bee Lane**  
**Brown**

7:44 p.m. The public hearing for the Notice of Intent filed by Cynthia Brown for the installation of a retaining wall at the shore line of 32 Honey Bee Lane was opened. Proof of the notification of abutters was submitted. Cynthia Brown explained the project and has hired Plant Scape to complete the work. Filter fabric will be used. Upon motion by John Regan and second by Tim Sheehan, the plan unanimously approved with conditions. The public hearing was closed at 7:46 p.m. The applicant was reminded that she must first record the Orders at the Registry of Deeds and make certain that the people doing the work had a copy of the Order of Conditions.

**NOI  
31 Kent Road  
Donahue**

7:46 p.m. The public hearing for the Notice of Intent filed by Steven and Janice Dohanue for the installation of steps and landing, planting trees, spreading bark mulch, a modular roll-in dock, removal of an old dock and rebuilding a new dock, and the replacement of deteriorated timbers with granite curbing at 31 Kent Road was opened. Mr. Donahue submitted proof of the notification of abutters and explained the project. After review, the plan was unanimously approved with conditions upon motion by Tim Sheehan and second by Carrie Monty. The public hearing was closed at 7:53

7:55 p.m. Karen Umbrello stated that the outside door to Town Hall had been locked and she was not able to get into the building for the hearing for 23 Minott Road. Dan Bartkus apologized for the inconvenience and reviewed the plan with Ms. Umbrello. He encouraged her to speak with Chris Mossman to discuss it in more detail and if she was not satisfied she could appeal.  
8:05 p.m. discussion ended.

**NOI  
16 Hy Road  
Schwint**

8:05 p.m. The public hearing for the Notice of Intent filed by Charlene Schwint to replace a fallen granite block from the retaining wall at 16 Hy Road was opened. Proof of the notification of the abutters was submitted. Gary Streeter discussed the work. The plan was unanimously approved with conditions upon motion by Gary Smith and second by Carrie Monty. The public hearing was closed at 8:10 p.m.

**Master Plan**

There will be a public forum next Tuesday for comments on the Master Plan before it goes to the fall town meeting for a vote.

**Upcoming Meetings**

- Wednesday, October 15, 2014
- Wednesday, November 5, 2014
- Wednesday, December 3, 2014

8:15 p.m. The meeting was adjourned.

Respectfully submitted,

Dan Bartkus  
Chairman  
(prepared by Susan Kalagher)