



Town of Westminster

11 SOUTH STREET
MASSACHUSETTS 01473

FROM THE OFFICE OF THE
CONSERVATION COMMISSION

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

~ Special Meeting ~ MINUTES MEETING March 26, 2014

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

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

Absent: Robert Gendron, Gregg Buckman

Guests: Jerry Powers, Jamie Rheault, Chris MacKenzie, Matt McGuirl, Chris Mossman

Documents, Plans, and other Exhibits:

1. Plan – Tommy Francis Road Lot B Revised
2. Plan – Notown Road
3. Letter from Bldg. Inspector re: determination of Tommy Francis Road lot B
4. Plan – Lanes Road

Chairman Dan Bartkus called the Meeting to Order at 7:07 p.m. The meeting was not recorded.

Mail was read and distributed.

NOI Continuation Lot B Tommy Francis Road McGuirl

7:15 p.m. The continuation of the public hearing for the wetland crossing for a new house at Tommy Francis Road – Lot B was opened. Matt McGuirl and Chris MacKenzie and Jamie Rheault of Whitman & Bingham Assoc. were present. The chairman discussed the plan with the Town Planner and the Conservation Agent prior to the meeting. The applicant said that the present homeowner was not interested in a common driveway. A lengthy discussion ensued regarding permitting as a limited project, cost of building the driveway, wetland replication,

preconstruction meeting will be set with the Conservation Agent to discuss dewatering plan and width of proposed work. After review of the revised plan, it was unanimously voted to approve upon motion by Gary Smith and second by John Regan. The public hearing was closed at 7:30 p.m.

**NOI Continuation
Lanes Road
Smith**

7:30 p.m. The continuation of the public hearing for a proposed driveway crossing to access an area of a proposed single-family house on Lanes Road was not opened. Dan Bartkus explained that because the Conservation Commission is a seven member board, there must be four people voting. Because Gary Smith will abstain from the vote the Commission will not be able to vote on this project and it was continued.

**NOI
25 Notown Road
Rice Meadow Fly Fishing Club**

7:35 p.m. The public hearing for the construction of a new clubhouse building that was destroyed by fire in 2013 was opened. Chris Mossman provided proof notification of abutters then gave the overview of the project. A tight tank will be installed and underground utilities will be connected. The building will be on a 4 foot frost wall. Wetland mediation areas were discussed. After review, it was unanimously voted in favor of approval upon motion by Gary Smith and second by Tim Sheehan. The public hearing was closed at 7:40 p.m.

Building Permit

Chris Mossman requested a signature for Building Permit for Gene LeBlanc for a Worcester Road property.

1 Virginia Avenue

Jerry Powers discussed setback requirements and drainage issues associated with 1 Virginia Avenue.

8:00 p.m. The meeting was adjourned.

Respectfully submitted,

Dan Bartkus
Chairman
(prepared by Susan Kalagher)