



# 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 February 26, 2015

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

**Present:** Chairman Dan Bartkus, Vice Chairman Gary Smith, Members: John Regan, Carrie Monty, Robert Gendron, Secretary Susan Kalagher

**Absent:** Tim Sheehan, Bob Maki

**Guests:** Donna Brownell, W.D. Goodwin, Karen & Jerry Powers, Alton Stone, Vincent Jamieson, Bruce Erickson, Chris Mossman, Gordon Martin, Dan Nason, Geraldine Nason, Jamie Rheault

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

1. Plan 191 South Ashburnham Road
2. Plan 24 Harrington Road
3. Plan 56 Shore Avenue
4. Plan Lot 9 South Ashburnham Road
5. Plan Lot 7 South Ashburnham Road
6. 164 South Ashburnham Road
7. Letter from Alton Engineering

The meeting was called to order at 7:03 p.m. The meeting was not recorded.

### **Minutes and Mail**

The following voucher and Minutes were approved:

- The Minutes of January 29, 2015

Mail was read and distributed

### **Kingsbury Arms**

Dan Bartkus briefly discussed the Enforcement Order issued to Jeff Brem of Links Realty Trust regarding Kingsbury Arms, Livermore Hill Road. He believes that all infractions have been

complied with and Mr. Brem has requested a release of the Enforcement Order. This will be drafted and sent to Mr. Brem via email.

**NOI / Continuation**  
**191 South Ashburnham Road**  
**C. Dellogono**

7:15 p.m. The continuation of the public hearing for the demolition of an existing house and site grading and the removal and stumping of trees at 191 South Ashburnham Road was continued. The Commission requested that Christian Dellogono submit a corrected NOI to DEP and the Westminster Conservation Commission. Mr. Dellogono was not present. The hearing was continued to March 19, 2015.

**NOI**  
**128 Bragg Hill Road**  
**Traffie / Northstone Builders**

7:20 p.m. The public hearing filed by Leif Traffie of Northstone Builders for the construction of a new home with well, septic, driveway and grading at 128 Bragg Hill Road was opened. Angel Lehtonen submitted proof of abutter notification. Due to the depth of the snow, the Conservation Agent had not been able to walk the property. The public hearing was continued to March 19, 2015 at 7:15 p.m.

**NOI**  
**1 Virginia Avenue**  
**Cullen**

7:25 p.m. The public hearing filed by Angela Cullen for the construction of a new home with well, septic, driveway and grading at 1 Virginia Avenue was opened. Angel Lehtonen submitted proof of abutter notification. It was noted that the lot was in a flood plain and it should be noted on a revised plan. The Commission requested that the revised plan show elevations, setbacks, and utility easements as well. The public hearing was continued to March 19, 2015 at 7:20 p.m.

**NOI**  
**224 Harrington Road**  
**Schleyer**

7:30 p.m. The public hearing filed by Adam and Cari Schleyer for the construction of a new home, with driveway, clearing, stumping, and grading at 24 Harrington Road was opened. Chris Mossman gave the overview of the plan. The Commissions reviewed the plan and it was unanimously approved with conditions upon motion by Gary Smith, and second by John Regan. The public hearing was closed at 7:35 p.m.

**NOI**  
**56 Shore Avenue**  
**Nason / Nason Realty Trust**

7:35 p.m. The public hearing filed by Geraldine Nason and Nason Westminster Realty Trust for the demolition of two camps and construction of a new single family house with gazebo and

landscaping on a separate adjacent water front lot at 56 and 58 Shore Avenue was opened. Geraldine Nason and her son Dan Nason were present. Chris Mossman submitted proof of the notification of abutters and gave an overview of the project. The location of the silt fence and reseeded the grass was discussed. The plan was unanimously approved with conditions. The public hearing was closed at 7:40 p.m.

**NOI**  
**164 South Ashburnham Road**  
**Martin / BRNG, LLC**

7:40 p.m. The public hearing filed by Gordon Martin of BRNG, LLC for the construction of a new single-family house located on Lot 5, 164 South Ashburnham Road was opened. Gary Smith recused himself from this hearing. Proof a notification of abutters was submitted. Chris Mossman submitted a revised plan and gave the overview of the project including a retaining wall and dock. This is not designated a great pond. It will require some filling for the septic but not a lot of earth moving, some vista pruning and a minimal amount of cutting and pruning. Dan Bartkus requested the limit of the stumping area be flagged. There is a 14 ft. elevation from the proposed lot to the resource area. The plan was unanimously approved with conditions upon motion by John Regan, and second by Carrie Monty. (Gary Smith recused himself from this hearing). The public hearing was closed at 7:45 p.m.

**NOI**  
**Lot 9 South Ashburnham Road**  
**Russo / Landings Development, LLC**

7:45 p.m. The public hearing filed by Joseph Russo of Landings Development, LLC for the construction of a residential driveway to access a proposed house site (house and septic system are not in the buffer) on Lot 9 South Ashburnham Road. Jamie Rheault of Whitman & Bingham Associates submitted proof that abutters were notified and gave the overview of the plan for the Savilampi farm owned by Thomas & Patricia Facey. The existing house will be demolished and 11 lots are planned with only 2 lots requiring filing with the Conservation Commission. Matt Marro has identified and flagged the wetland. The applicant is asking permission to use the existing cart road as a gravel driveway to access the proposed house site. Alton Stone of Alton Engineering read a letter dated February 26, 2015 into the minutes. Mr. Stone contends that the project is subject to the NPDES Phase II Rule for Construction and Storm Water Pollution Prevention Plan (SWPPP). He also cited potential impact to the Whitman River and Storm Water Management Standards. Jamie Rheault disagreed with several comments by Alton Stone. Conservation Agent Bob Maki had walked the property with Matt Marro prior to the snow and shared his comments with the Chairman. The Board of Health has approved the septic designs. After review, the Commission unanimously approved the plan upon motion by Gary Smith and second by John Regan. The public hearing was closed at 8:05 p.m.

**NOI**  
**Lot 7 South Ashburnham Road**  
**Russo / Landings Development, LLC**

8:05 p.m. The public hearing filed by Joseph Russo of Landings Development, LLC for the construction of a single family home on Lot 7 South Ashburnham Road was opened. Jamie Rheault of Whitman & Bingham Associates provided proof that abutters had been notified. This

lot is also part of the Savilampi farm owned by Thomas & Patricia Facey. Jamie Rheault gave the overview of the project. The proposed work within the buffer zone area includes the construction of a portion of the house and site grading. The location of hay bales and a silt fence barrier was discussed. Bill Goodwin asked the definition of a "Project". Mr. Rheault explained that because the lots are outside of the buffer zone this is not considered a Project. Upon motion by Gary Smith and second by John Regan, the plan was unanimously approved with conditions. The public hearing was closed at 8:20 p.m. Donna Brownell requested that copies of the Orders of Conditions for Lot 7 and Lot 9 be mailed to her.

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Dan Bartkus  
Chairman  
(prepared by Susan Kalagher)

**Upcoming Meetings**

- Thursday, March 19, 2015
- Thursday, April 9, 2015
- Thursday, April 30, 2015