



Town of Westminster

11 SOUTH STREET
MASSACHUSETTS 01473

FROM THE OFFICE OF THE
CONSERVATION COMMISSION

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

MINUTES of MEETING August 1 2019

To: Selectmen
Board of Health
Building Commissioner
Town Clerk

Present: Chairman Dan Bartkus, Members: Tim Sheehan, Carrie Monty, Robert Gendron, and Agent Matt Marro, Susan Kalagher

Absent: Gary Smith

Guests: David Crumbley, Alan Belanger, Pete Normandin, Karla Brown, Robert Brown, Diane Leger, Sharon DiPasquale, Christopher Wagner, Chris Mossman, Jill Normandin, Linda & David McMahan, Richard Brown, Brian Marchetti

Documents, Plans and other Exhibits

1. Plan – Lot 3 Minott Road
2. Plan – 100 Simplex Drive
3. Plan – 136 – 138 East Road
4. Plan – Narrows Road – Darby & Harris Road
5. Plan – Mark Newton Road – Jordan Lane
6. Plan – 228-232 Worcester Road

Dan Bartkus opened the meeting at 7:00 p.m. The meeting was not being recorded.

Mail and Minutes

Mail was read and distributed

The Minutes of June 20, 2019 were approved.

Signatures

The following RFDs were approved at the meeting on June 6, 2019, but not signed.

1. RFD / 17 Town Farm Road / Barcelos
2. RFD / 228 Worcester Road / Worcester Road Realty Trust – Gene LeBlanc

The following **Certificate of Compliance** are duplicates to replace lost CofCs

1. 56 Carter Road / Martin / 336-0910
2. 58 Carter Road / Martin / 336-0909

**RFD Continued
Lot 3 Minott Road
Forest Hill Realty Trust**

7:05 pm. The continuation of the public meeting requested by Forest Hill Realty Trust for a single-family, with driveway, and septic was continued to June 30, 2019 at 7:15 pm per the applicant's request. A variance from DCR is currently being sought for the current version of the plan.

**ANRAD - Continued
100 Simplex Drive
Equity Industrial Partner**

7:12 pm. The continuation of the public hearing for 100 Simplex Drive was opened. Chris Wagner and Tori Brown represented the owners and discussed the scope of the project at the meeting on June 20, 2019. At that time, DEP had not yet issued a number. DEP has now issued a number and did not have any comments. The plan was unanimously approved upon recommendation by Matt Marro. The public hearing was closed at 7:15 pm.

**NOI
136-138 East Road
PKN Development**

7:15 pm. The public hearing for 136-138 East Road requested by PKN Development was opened. Chris Mossman submitted proof of notification of abutters and gave the overview of the project involving the construction of a new single family house at 136 East Road and including the installation of a low pressure sewer extension in the right of way of East Road with connections to the new house and an existing house at 138 East Road. Pete Normandin is working with Josh Hall and the Sewer Commission. Matt Marro found no issues with this plan and it was unanimously approved upon motion by Tim Sheehan and second by Carrie Monty. The public hearing was closed at 7:20 pm.

**NOI
Narrows Road / Darby & Harris Road Subdivision
Belanger**

7:20 pm. The public hearing for Narrows Road / Darby & Harris Road Subdivision was opened. Brian Marchetti of McCarty Engineering, Inc. represented Mr. Belanger and submitted proof of the notification of abutters. The proposed project consists of two reduced standard roads to serve 4 single family homes.

7:24 pm – Robert Gendron arrived

Matt Marro commented that there will be grading but no construction in the buffer zone. Echo Tech and Whitman & Bingham had prepared the delineation. DEP has reviewed the plan and had no comment. Mr. Marro requested that the 25 ft. zone be staked to establish the limit of work. Jill Normandin questioned Mr. Marchetti about prior excavation and discussed an appeal with the zoning board that violates the nature of substandard roads based on their discernment and not meant for developers to use. She further stated that earth removal has been going on for years in violation of state law and buffers have been removed. Mr. Belanger has not excavated within the 100 ft. buffer. Dan Bartkus suggested a site walk which was scheduled for Monday, August 12th at 7:00 pm. He also asked that the 100 ft. buffer zone be flagged and to continue to do due diligence. 7:40 pm -The public hearing was continued to August 22, 2019.

NOI

**Mark Newton Road -Jordan Lane – Proposed Development
Gene LeBlanc / West Acres Realty Trust**

7:40 pm. The public hearing for the proposed development of Jordan Lane requested by Gene LeBlanc and West Acres Realty Trust was opened. Brian Marchetti of McCarty Engineering, Inc. represented Mr. LeBlanc and submitted proof of notification of abutters. A reduced roadway standard subdivision is proposed. The total area of the subdivision is 48 acres with 2 house lots. The wetland was delineated by Maryann DiPinto who also walked the property with Matt Marro. Grading impacts were discussed along with a wetland crossing, and replication, and storm water controls. Dan Bartkus commented on the size of the culvert for the crossing and the replication area. Only 2 houses will be allowed on this 48 acre parcel with no further subdivision allowed. Abutters had many questions about access to the property and the replication area. Some claimed that they were told by the Planning Board that a bridge would need to be built. It was stated that this would be a private road and not plowed by the Town. DEP has not yet commented on this project. Abutters voiced their concerns of impact to their property. Jill Normandin discussed the excavation needed to put in roads, earth removal, limit of clearing among other topics. At 8:23 The public hearing was continued to August 22, 2019.

NOI

**228 -232 Worcester Road
Gene LeBlanc / Worcester Road Realty Trust**

8:23 pm. Robert Gendron recused himself. The public hearing for a boat ramp and docking area to serve the adjacent duplex homes was opened. Chris Mossman submitted proof of notification of abutters. John Deline of the City of Fitchburg has requested that the project be continued indefinitely due to the ownership of the dam. Mr. Mossman requested that the Commission continue this project indefinitely on behalf of Mr. LeBlanc. An indefinite continuance would expire within 2 years.

53 Old Oak Avenue

Mr. Crumbley, owner of the property was in to discuss the problem with the sump pump draining directly into the pond. Matt Marro will take a look and possibly bring in a ground water specialist to help to come up with a solution.

The meeting adjourned at 8:45 pm.

Respectfully submitted,

Dan Bartkus
Chairman
(prepared by Susan Kalagher)