



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 22 2019

To: Selectmen
Board of Health
Building Commissioner
Town Clerk

Present: Chairman Dan Bartkus, Vice Chairman Gary Smith, Members: Tim Sheehan, Robert Gendron, and Agent Matt Marro, Susan Kalagher

Absent: Carrie Monty

Guests: Chris Mossman

Documents, Plans and other Exhibits

1. Plan – Lot 3 Minott Road
2. Plan – Narrows Road – Darby & Harris Road
3. Plan – Mark Newton Road – Jordan Lane

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

53 Old Oak Avenue

Matt Marro visited the property owned by Mr. Crumbley and determined that the sump pump was bringing up ground water and pumping it back into the pond – just recycling ground water. He determined that there was no reason under the Wetland Bylaws for further action and recommended that enforcement cease. All were in agreement.

Mail and Minutes

Mail was read and distributed.

The Minutes of August 1, 2019 were approved.

Signatures

The following **Certificate of Compliance** is a duplicate to replace lost CofC

1. 58 Carter Road / Martin / 336-0863

88 State Road West

Land Owned by Lorraine T. Flanagan, Trustee of Lorraine Flanagan Living Trust. After brief discussion, the Commission unanimously voted to not support the purchase of this property.

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

7:10 pm. The continuation of the public meeting requested by Forest Hill Realty Trust for a single-family, with driveway, and septic was continued to September 12, 2019 per the applicant's request. A variance from DCR is currently being sought for the current version of the plan.

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

7:15 pm. The continuation of the public hearing for Narrows Road / Darby & Harris Road Subdivision was opened. Patrick McCarty of McCarty Engineering, Inc. represented Mr. Belanger and gave the overview of the plan. The proposed project consists of two reduced standard roads to serve 4 single family homes. Mr. McCarty met with the Planning Board and was given the okay to move forward with adjustments. There will be no infringement on the buffer zone. Upon a motion by Gary Smith, the plan was unanimously approved. The public hearing was closed at 7:20 pm.

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

7:20 pm. The continuation of the public hearing for the proposed development of Jordan Lane requested by Gene LeBlanc and West Acres Realty Trust was opened. Patrick McCarty of McCarty Engineering, Inc. represented Mr. LeBlanc. A reduced roadway standard subdivision is proposed. The total area of the subdivision is 48 acres with 2 house lots. MaryAnn DiPinto delineated the lots. Matt Marro made a site visit with Ms. DiPinto and determined that it was properly delineated. He discussed the driveway crossing, replication, the culvert, and the tree line. Robert Gendron recused himself from voting but reserved his right to comment as a member of the public. The plan was approved upon motion by Gary Smith and was closed at 7:30 pm.

**RFD
27 Laurie Lane
Aubuchon & Anderson**

7:30 pm. The public meeting requested by David Anderson and Kristie Aubuchon for the installation of a replacement septic system at 27 Laurie Lane was opened. Chris Mossman gave the overview of the project. The plan was approved on the recommendation of Matt Marro, with a motion by Gary Smith and a second by Tim Sheehan with all in favor. The public hearing was closed at 7:35 pm.

**NOI
87 Ellis Road
Martin**

7:35 pm. The public hearing requested by Greg and Paula Martin for the demolition of an existing old house followed by the construction of a new house with well, septic system, and driveway at 87 Ellis Road was opened. Chris Mossman gave the overview of the project and submitted proof of notification of abutters.

Erosion control measures were discussed. The Board of Health has granted a variance for the location of the well. After review, the plan was unanimously approved. The public hearing was closed at 7:43.

The meeting adjourned at 7:45 pm.

Respectfully submitted,

Dan Bartkus
Chairman
(prepared by Susan Kalagher)