



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 9, 2018

To: Selectmen
Board of Health
Building Commissioner
Town Clerk

Present: Chairman Dan Bartkus, Vice Chair Gary Smith, Members: Tim Sheehan, Carrie Monty, Secretary Susan Kalagher, and Agent Matt Marro

Absent: Robert Gendron

Guests: Chris Mossman, Doug Andrysick, Mike Phelps, Chris MacKenzie

Documents, Plans and other Exhibits

1. Plan – 15 Laurie Lane
2. Plan – 56 Carter Road
3. Plan – 7 Overlook Road
4. Plan – 4A Overlook Road
5. Plan – B12 A White Pine Drive

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

Replacement Certificates of Compliance

The Certificates of Compliance approved at the meeting of July 19, 2018 for 1 Digital Drive and 1 Simplex Drive were damaged in the mail. The replacements for DEP # 336-233 and 336-160 were signed.

EXTENSION

The following request for an extension was approved:
78 State Road West / Grenier DEP # 336-0819.

**NOI Continued from June 28, 2018
15 Laurie Lane
Roberts**

7:10 p.m. The public hearing continued from June 28 was once again continued at the request of the applicant, Jennifer Roberts.

Mail & Minutes

The Minutes of July 19, 2018 were approved.
Mail was read and distributed.

**NOI Continued from June 28, 2018
7 Overlook Road
&
Lot 4A Overlook Road
Breitmair**

7:15 p.m. The continuation of the public hearing requested by Steven Breitmair of Brite Excavating Company, Inc. for the construction of two single family homes, with driveways, and supporting infrastructure on two separate lots was opened. At the request of the Commission, Mr. Breitmair submitted a separate RFD for lot 4A and revised the NOI plan to include one lot only. Doug Andrysick of Hancock Associates gave the overview of the project and discussed the infiltration basin and alterations in the buffer zone. After review, both the RFD and the NOI were unanimously approved upon motion by Gary Smith and second by Tim Sheehan. The public hearing for both the NOI and RFD were closed at 7:20 p.m.

**NOI
Lot B -12A White Pine Drive
Bartkus**

7:20 p.m. The public hearing requested by Dan Bartkus of Westminster Estates for the construction of a single family home with well, septic, and driveway was opened. It was noted that Brian Carlson is now the owner of this property, but Dan Bartkus recused himself and left the meeting. Chris Mackenzie gave the overview of the project and submitted proof of notification of abutters. Matt Marro found the proposed erosion protection to be more than sufficient and work in the buffer zone to be relatively minor. The project was unanimously approved upon motion by Gary Smith and second by Carrie Monty. The public hearing was closed at 7:30 p.m.

7:34 *Dan Bartkus returned to the meeting.*

**NOI
56 Carter Road
Martin / BRNG, LLC**

7:34 p.m. The public hearing requested by Gordon Martin of BRNG, LLC for the construction of a new single family house at 56 Carter Road was opened. Chris Mossman represented the applicant and provided proof of notification of abutters. Previously, a new single family house had been approved by the Commission at this site (DEP #336-0863). This new plan shows the house situated outside of the 25 ft. no disturb zone and with less impact to the wetland. Matt Marro recommended that an Order of Conditions be granted, and the plan was unanimously approved. The public hearing was closed at 7:45 p.m.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Dan Bartkus
Chairman
(prepared by Susan Kalagher)