



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 February 16, 2023

The meeting was held in room 205 in Westminster Town Hall.

To: Selectmen
Board of Health
Building Commissioner
Town Clerk

Present: Chairman Dan Bartkus, Members: Tim Sheehan, Anthony Maressa, Carrie Monty, and Secretary Susan Kalagher, Agent Matt Marro

Absent: Vic Pelletier

Guests: Elizabeth Williams, Dave Geschwind, Debra Lemay, Steven Curtis, C. Curtis, mark Popham, MaryAnn DiPinto

Documents, Plans and Other Exhibits

1. Applicant Rendering – 49 Old Oak Avenue
2. Plan – 102 Knowler Road
3. Plan – 66 Lake Drive West
4. Plan – I-7 Theodore Drive
5. Plan – Amendment relocation Theodore Drive

The meeting was called to order at 7:00 pm in room 205 of Westminster Town Hall by Chairman Dan Bartkus.
The meeting was not recorded.

**RFD CONTINUED
49 Old Oak Avenue
Williams**

The public meeting requested by Elizabeth Williams for an upgrade to the driveway and parking area that would include a portion of a new retaining wall at 49 Old Oak Avenue was opened. Ms. Williams met with Matt Marro and opted to use pavers for a 20-50% reduction in flow. Matt gave the overview of the project and discussed using gravel rather than loam and seed. After review, the plan was unanimously approved as a negative #3 upon motion by Tim Sheehan and second.

NOI
102 Knower Road
Curtis Family Rev. Trust

The public hearing requested by the Curtis Family Revocable Trust for the construction of a driveway and municipal water service and utility connections for the construction of a new single family home was opened. Mark Popham represented the Curtis Family and gave the overview of the project. The house and septic system are outside the buffer zone. The driveway and water service are within the buffer zone. Construction materials for the driveway were discussed and the Commission had concern with sheet flow across the driveway. The hearing was continued as the Commission cannot approve until DEP has issued a number. Elevation and grades were discussed. Anthony Maressa would like to see detail of erosion control Dan Bartkus suggested the use of a silt fence with wire in the catch/sump area and adding a pipe under the driveway. Matt Marro will visit the site and make recommendations at the next meeting. The hearing was continued to March 9, 2023.

NOI
66 Lake Drive West
Lemay

The public hearing requested by Debra Lemay for razing a house and rebuilding on the existing footprint, up to 15% larger with utility connections in the buffer zone was opened. MaryAnn DiPinto provided proof of abutter notification. Photos of the existing dilapidated house and showing dead trees and trees with damage from beavers were provided. MaryAnn DiPinto gave the overview of the project and the location of erosion control barriers. Dan Bartkus asked if Ms. Lemay intended any other projects and suggested that they be added to the Notice of Intent. Ms. Lemay is not planning a beach area but there is a potential for a removable dock. Trees that will be removed should be ground down with loam and seed. The project was unanimously approved with conditions by a motion by Tim Sheehan with a second by Carrie Monty.

EXTENSION & AMENDMENT #336-0574
Theodore Drive Roadway
Westminster Business Park, LLC

The public hearing to amend the Order of Conditions for Westminster Business Park, LLC previously issued May 2007 was opened. A 3-year extension was also requested. The current extension expires on March 17, 2023. Patrick McCarty of McCarty Engineering gave the overview of the project including the installation of new utilities and portions of a new drainage system and 2 new detention basins. The site had been delineated by MaryAnn DiPinto of Three Oaks Environmental. Tetra Tech has reviewed the plans. After review of the plan, Tim Sheehan made a motion to accept the Amendment and the 3-year extension, with a second by Carrie Monty. The plan was unanimously approved.

NOI
Lot I-7 Theodore Drive
Equity Industrial Partners

The public hearing for the Notice of Intent requested by Equity Industrial Partners for Lot I-7 Theodore Drive was opened. An Order of Conditions had previously been issued by the Commission May 2022. The applicant is proposing to modify the site plan to include a proposed rail connection and an increase in overall building size to 604,800 Sq. ft. The initial design did not include the rail connection. Three Oaks Environmental delineated the wetland. Patrick McCarty of McCarty Engineering gave the overview of the project and answered questions including the rail design, impacts, run off, grading, spillways, oil/water separators, and replication. Eight box cars will come directly into the building bringing 80-90% of product by rail. MaryAnn

DiPinto gave information about the moving channels not related to ground water and diverted by the size of a storm. After review, the Commission unanimously approved the project with conditions by a motion by Anthony Maressa and a second by Carrie Monty.

CERTIFICATE OF COMPLIANCE

Matt Marro recommended approval for a Certificate of Compliance requested by Cherry Tree Title. The Certificate of Compliance was unanimously approved after a motion by Tim Sheehan and second by Carrie Monty.

1. Lot 1 Gatehouse Road / Cherry Tree Title LLC / 336-0315

MINUTES

The Minutes of January 26, 2023 were unanimously approved.

ADJOURN

The meeting was adjourned with all in favor at 8:17 pm.

Respectfully submitted,

Dan Bartkus
Chairman
(prepared by Susan Kalagher)