



# 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 March 2, 2017

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

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

**Absent:** Bob Maki

**Guests:** Bob Francis, Tom Torrins, Angel may Lehtonen, Frank Calandra, Jim Begley, Chris Landry, Jeff Bradford, Glenn Krevosky, Dean Johnson, Chris Mossman, Elise Gilbreath, Donald Leger, Jeffrey Lier

### **Documents & Plans and other Exhibits**

1. Plan – 80 Knowler Road
2. Plan – 56 Carter Road
3. Plan – B-17 Rock Maple Lane
4. Plan – B-18 Rock Maple Lane
5. Plan Paradise Pond / Crow Hill
6. Plan – 180 State Road East
7. Plan – Newton Road
8. Wetland Replication Map

Dan Bartkus called the meeting was called order at 7:00 p.m. The meeting was not recorded.

### **Appointments:**

1. Glenn Krevosky represented Westminster Business Park discussed the Order of Conditions which referenced an incorrect replication area. A portion of the replication area had been filled. In an effort to resolve the replication area, Westminster Business Park will file an RFD for the next meeting.
2. Chris Mossman and Jeff Bradford requested the Commission allow 7 trees to be removed that are very close to the house at 438 South Ashburnham Road. Bob Francis stated that

the covenant for that lot specifically restricted clearing with-in 50 feet of the water and suggested that new trees be replanted to create privacy if those trees have to be removed because of safety issues. The Commission will allow the removal with an Amendment.

**Minutes, Mail:**

The Minutes of February 2, 2017 were unanimously approved:  
Mail was read and distributed.

**NOI / CONTINUATION  
80 Knowler Road  
Nowlan**

7:25 p.m. The continuation of public hearing for 80 Knowler Road filed by Mathieu and Jaqueline Nowlan for the installation of a driveway within the 100 ft. buffer to access a single family house was opened. Angel May Lehtonen of Northland Engineer Inc. represented the Nowlans. The hearing was continued because DEP had noted that according to Mass GIS, the project is located within an area designated as Outstanding Resource Waters. Ms. Lehtonen contacted DEP and revised the Order of Conditions. Dean Johnson stated that whoever delineated the wetlands came onto his property without authorization. He would also like to see culvert pipes and Ms. Lehtonen and the owners agreed with this request and will send a revised plan for the Order of Conditions. The plan was unanimously approved with conditions and the public hearing was closed at 7:30 p.m.

**NOI / CONTINUATION  
56 Carter Road  
Landry**

7:30 p.m. The continuation of the public hearing for 56 Carter Road filed by Christopher Landry for a driveway crossing to access a new single family house was opened. Chris Mossman of Trowbridge Engineering represented Mr. Landry. DEP had made a comment requesting more detailed information on the project. In order to give the applicant time to comply with the requests from DEP, the public hearing was continued to March 2, 2017. A letter from Caron Environmental Consulting was submitted based on observations from the time of the delineation on November 7, 2016. Chris Mossman revised the project narrative to comply with the request for more detailed information. The plan was unanimously approved with conditions and the public hearing was closed at 7:35 p.m.

***Dan Bartkus left the meeting and Gary Smith recused himself from voting on the following hearings: Tim Sheehan chaired the hearings on Rock Maple Lane.***

**NOI  
Lot B-17 Rock Maple Lane  
Off Bean Porridge Hill Road  
Westminster Estates**

7:35 p.m. The public hearing filed by Daniel Bartkus and Westminster Estates for the construction of a single family home on Lot B-17 Rock Maple Lane was opened. Chris MacKenzie of Whitman & Bingham Associates gave the overview of the project and submitted proof that abutters had been notified. The proposed work will include the construction of a new

house with garage, a portion of the driveway, and septic, well and related site grading within the buffer zone. There were no questions from the audience. After review, the Commission voted unanimously to approve the project with conditions. The hearing was closed at 7:40

**NOI**  
**Lot B-18 Rock Maple Lane**  
**Off Bean Porridge Hill Road**  
**Westminster Estates**

7:40 p.m. The public hearing filed by Daniel Bartkus and Westminster Estates for the construction of a single family home on Lot B-18 Rock Maple Lane was opened. Chris MacKenzie of Whitman & Bingham Associates gave the overview of the project and submitted proof that abutters had been notified. The proposed work will include the construction of a new house and related site grading within the buffer zone. There were no questions from the audience. After review, the Commission voted unanimously to approve the project with conditions. The hearing was closed at 7:45

*7:45 p.m. Dan Bartkus returned to chair the meeting.*

**NOI**  
**Paradise Pond & Lower Crow Hill Pond**  
**DCR Lakes & Ponds Program**  
**Leominster State Forest**

7:45 p.m. The public hearing filed by Tom Flannery and DCR Lakes & Ponds Program for aquatic management to control nuisance and non-native plant growth was opened. The applicant is seeking a 5 year Order of Conditions for the maintenance using herbicides. John Regan asked about the application process and the effects of the herbicides. The herbicides will be applied by Solitude Lake Management under the water by boat, and there will be no effect on fish or other aquatic species. All products have been approved. The Commission voted unanimously to approve the project with conditions. The hearing was closed at 7:50.

**RFD**  
**180 State Road East**  
**Northrop Grumman**

7:50 p.m. The public meeting for the Request for Determination of Applicability requested by Northrop Grumman was opened. Frank Calandra, project engineer for Vertex Company and Jim Begley, licensed site professional for MT Environmental Restoration gave the overview of the project. The objective is to evaluate the effectiveness of calcium polysulfide treatment solution for reducing dissolved cadmium concentrations and to confirm the radius of distribution. The solution (calcium polysulfide) will be injected into temporary injection wells and evaluate the distribution. Much discussion ensued both from the Commission and the audience. Tom Torrins asked about the parcel numbers noted on the RFD and informed the applicant that Parcel 28 should not have been listed. He also asked about possible effects on springs and underground rivers and if this was safe for people using the Crocker Pond Trails. Bob Francis asked about impacts to his property, how the effects of the test will be determined, and if this technology has been successful in other locations. After Mr. Calandra and Mr. Begley answered questions, the

Commission voted unanimously to approve the plan with conditions. Copies of monitoring reports will be available. Mr. Calandra asked that the original Determination of Applicability be sent to him at Vertex Company Inc. The public meeting was closed at 8:25 p.m.

**NOI**  
**Newton Road**  
**Murphy / Westhub Realty Trust**

8:30 p.m. The public hearing for a 16 lot single-family residential cluster subdivision including the construction of a 1,391 foot long roadway with storm water management system was opened. Wes Flis of Whitman & Bingham submitted proof of notification of abutters and gave the overview of the project. This NOI is for the roadway only and not the individual lots. Matt Marro and Bob Maki agreed on the wetland delineation after walking the property last fall. The property is 49 acres and most lots will be about 30,000 square feet. The land is currently vacant. A strip of land will give access to the State Forest. After review, the plan was unanimously approved with conditions. The public hearing was closed at 8:45 p.m.

The approved Notices of Intent and the Request for Determination were completed and signed by the Commission.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Dan Bartkus  
Chairman  
(prepared by Susan Kalagher)