



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 30, 2023

The meeting was held in room 222 in Westminster Town Hall.

**To: Selectmen
Board of Health
Building Commissioner
Town Clerk**

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

Absent: Carrie Monty, Vic Pelletier

Guests: Chris Mossman, Jo-Anne Crystoff, Alek Rielly, Sarah Vanderoof, Jan Vanderhoof, James Green, Wesley Flis, Victor Abdo

Documents, Plans and Other Exhibits

1. Land Grant Program - Therriault Family Trust / Ashburnham State Road
2. Plan - 83 West Princeton Road
3. Plan – 150 State Road East

The meeting was called to order at 7:00 pm in room 222 of Westminster Town Hall by Chairman Dan Bartkus. The meeting was not recorded.

APPOINTMENT: North County Land Trust, Jo-Anne Crystoff

Jo-Anne Crystoff discussed land acquisition of the Therriault Family Trust, 216 Ashburnham State Road. The property consists of an 80 acre parcel with Conservation restrictions. It was logged approximately 50 years ago. Phillips Brook runs through the property and a pedestrian bridge would need to be in place at the Town's expense to access the Sibley parcel. The Therriault parcel would connect many other Conservation Restrictions and contains prime and interior forest, the Mid State Trail, and cold water fisheries. Ms. Crystoff explained that this parcel would fit in to the Town's Open Space Plan and discussed the grant. She will follow through with the state to learn the requirements of an acceptable bridge. The run-down house on the property was discussed. A motion to move forward with the acquisition of the Therriault Family Trust was made by Tim Sheehan and second by Anthony Maressa. All were in favor.

RFD
83 West Princeton Road
Vanderhoof & Rielly

The public meeting for 83 West Princeton Road requested by Sarah Vanderhoof and Alek Rielly for the construction of a new single family house with an associated septic, well, and driveway was opened. Chris Mossman gave the overview of the project. Some of the work borders an intermittent stream. Conservation members visited the site in 2015 and no flow of the stream was noted that time. Wetland scientist, MaryAnn DiPinto, visited the site in June 2022 prior to the declaration of a drought, and observed that the stream was not flowing. Identifying factors for a perennial stream were missing. Chris Mossman asked the Commission to consider allowing the applicants to move forward with drilling the well and withdraw the rest of the project. After discussion Dan Bartkus commented that he clearly recalled that the Commission had agreed the stream was intermittent in 2015, but suggested that the applicants file a Notice of Intent as requested by DEP and that all work should fall under that Notice. The forecast of rainy weather would impede moving well equipment onto the property. Matt Marro will visit the site and a motion was made by Tim Sheehan with a second by Anthony Maressa to approve as positive determination and require the applicants to file a Notice of Intent.

NOI
150 State Road East
Abdo

The public hearing requested by Victor Abdo for the construction of a 2-story mixed use building was opened. Wes Flis of Haley/Ward provided proof of abutter notification and gave the overview of the project. Mr. Abdo intends to use the first floor of the building for commercial and residential and the second floor would be residential. Parking would be in the rear of the building. The storm water analysis and drainage were discussed. A very steep slope on the left side of the property now under the jurisdiction of the Conservation Commission as open space was discussed. Mr. Abdo proposed changing the slope from 1/1 to 3/1. Mr. Green, an abutter, had many questions and comments regarding the wetland and the stream. The hearing will be continued to the next meeting at which time plans for two options for the reduction of the slope will be presented. The applicant agreed to the continuation and Mr. Green may contact Matt Marro if he has any further questions.

MINUTES

The Minutes of March 9, 2023 were unanimously approved.

CERTIFICATE OF COMPLIANCE

A Certificate of Compliance was requested by the Law Office of David Rocheford for 21 Lake Drive East, DEP #336-0979 was unanimously approved upon recommendation by Matt Marro.

AGRICULTURAL LAND

There was a brief discussion on giving land to the Agricultural Commission or a perpetuity lease agreement.

ADJOURN

The meeting was adjourned with all in favor at 8:38 pm.

Respectfully submitted,

Dan Bartkus
Chairman
(prepared by Susan Kalagher)