



# Town of Westminster

MASSACHUSETTS 01473  
FROM THE OFFICE OF THE  
**PLANNING BOARD**

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Jon Wyman, chairman

Marie N. Auger, vice chairman

Michael Fortin

Andrew Rice

Linda Wiest

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## MINUTES OF REGULAR MEETING

April 25, 2017

Room 222, Town Hall

Attendees: Jon Wyman, Marie Auger, Andrew Rice, Linda Wiest, Mike Fortin, Town Planner Stephen Wallace.

Absent:

Additional Attendees: Mr. David Seace/D2CA Architects, Mr. J.P. Christen/RCA, Mr. Michael Stuart/RCA, Mr. Jeffrey Stewart/RCA, Mr. Chint Weldon/RCA, Mr. Brian Marchetti/McCarty Engineering, Mr. Gordon Martin/Edgewater Construction, Mr. Brian Szoc/Szoc Surveyors, Mr. John Bowen (did not sign in).

*7:00 p.m. - Approve meeting minutes from April 11, 2017.*

Jon opened the Planning Board meeting and informed those present the meeting was being audio recorded. Andrew noted that Marie was at the meeting but was listed in the meeting minutes as absent. All agreed. Marie made a motion to approve the April 11, 2017 meeting minutes with the change. Seconded Linda. Voted AIF.

*7:01 p.m. - Approval Not Required (ANR) plan for Carlton and Patricia Maggs, lot line adjustment on Frog Hollow Road.*

Mr. Gordon Martin explained the simple lot line adjustment that a mortgageholder was requesting. Mr. Brian Szoc helped explain the prior existing lots. After review, Marie made a motion to endorse the plan as presented. Seconded Mike. Voted AIF to endorse.

*7:04 p.m. - Approval Not Required (ANR) plan for Ridgecrest Investment Properties on behalf of Karen Farrell, 91 North Common Road, two new house lots.*

Mr. Brian Szoc explained the ANR plan to the Board. After review, Marie made a motion to endorse the plan as presented. Seconded Mike. Voted AIF to endorse.

### *Public Hearing*

*7:14 PM – Site Plan Modification for Healing Hills Village Addiction & Recovery LLC at 9 Village Inn Road.*

Jon read the published public notice of hearing. Stephen briefed the Board: One month ago a modified set of plans was circulated to all Boards and Departments. The DPW and Fire Department have provided comments. The current plan shows a Zoning Violation the proponent would like to correct as part of the hearing process.

Mr. Brian Marchetti/McCarty Engineering explained the proposed modifications to the site plan. The new building approved during the initial site plan review will be moved to a new location just behind the courtyard/existing pool area, a second story is now proposed increasing the size from 6,000 square feet to 12,000 square feet and doubling the bedrooms from 9 to 18 and actual number of beds in the building from

18 to 36. Bedrooms are double occupancy. There will now be a total of 90 beds at the complex. The building plan elevations showed a building with a ridge over 30 feet high. The building roof design will be changed to not exceed 30 feet to meet the dimensional standards of chapter 205. Mr. Marchetti showed the Board ADA compliant upgrades detailed out on page two of the plans at the J and K (outpatient building) buildings. ADA markings, parking spaces and ramps will all be upgraded to meet requirements. A fence will now enclose the courtyard/pool area running between new and existing buildings. There will be a small 4' retaining wall between the parking area and the new building. The building will be surrounded by a "french" drain/perimeter drain. All water and drainage will be kept on site and the 8 chamber system is designed for a 100 year storm event. Bob Maki/Con Com Agent has confirmed the calculations exceed the requirements. A sewer flow meter requested by Josh Hall/DPW will be installed downstream to address inflow concerns by comparing water meter readings into the facility with sewer flow readings out. The new building will be sprinklered. There will be a 1000 gallon propane tank supplying fuel for heating. There was discussion about life safety and egress as defined by the Massachusetts Architectural Access Board as those issues relate to the number of beds on each floor of the new building. There was discussion of the Fire Chief's comment regarding an elevator not being required and a variance from Massachusetts Architectural Access Board. The new building was being expanded and the peripheral cottages to the east side were now not planned to be used. The idea was to foster a sense of community by putting all detox beds under one roof.

Mr. John Bowen asked about bed capacity and if this plan was a modification to the Special Permit issued by the Zoning Board. John stated his recollection of the cabin beds were not going to be licensed treatment beds. A subsequent modification to the ZBA Special Permit allowed all 90 beds to be licensed. John cautioned the PB to review all the materials carefully and not assume that what is being verbalized would be what is actually written in the permits and applications. Stephen read the prior ZBA modification to the Special Permit. There are presently 48 operational beds with 6 additional beds waiting to be permitted. The modification will bring the total bed capacity to 90 which is the limitation of the ZBA Special Permit.

Mr. Marchetti presented the Board with the letter where the following waivers were requested:

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- 2.1.8 Open Space & Recreation Areas.
- 2.1.12 Evaluation of Impact on Water Resources.
- 2.1.14 Evaluation of traffic impacts.
- 2.1.15 Environmental impacts.
- 3.2.4 Parking aisles shall be separated from site circulation routes.
- 3.2.6 No more than one driveway connection to any street.

Jon asked about the Public Hearing Notice containing the name Healing Hills Addiction and Recovery LLC, yet the application stated the applicant as 9 Village Inn LLC. Stephen noted that the notice correctly identified the property location where the modifications were asked for.

Marie made a motion to close the Public Hearing. Seconded Linda. Voted AIF to close the Public Hearing.

Jon motioned to approve all the requested waivers. Linda seconded. Voted AIF to approve all requested waivers.

Stephen noted that based on discussion at the Hearing, he advised the Board to include two conditions of approval. 1) The roof of the proposed detox building (identified on the site plan as "Building L") shall be redesigned to conform with the Town of Westminster's Zoning Bylaw's height standards for the Commercial-I zoning district. 2) The applicant is required to install a water meter for the detox building L. The meter must comply with the Department of Public Work's specifications. Further, the Department must review the building's architectural plans for plumbing prior to construction to check for cross-connections which would require backflow device protection.

Mike made a motion to approve the modified plans with the above two conditions. Andrew seconded. Voted AIF.

Stephen will draft the approval for review by all parties in preparation for the PB Chairman's signature.

8:10 p.m. - *Discussion regarding zoning amendments to be voted on at May Town Meeting 2017.*

Stephen told the Board that there was a problem with the published Table of Uses Zoning amendment. Somehow the Table of Uses used by the Board to present their proposed changes at the public hearing was incorrect. There would need to be a discussion and recommendation by Town Counsel as to which Table of Uses should be used as the starting point for the proposed new changes. It was agreed by all to pull the Zoning Article until Town Counsel could advise the Board which Table should be used. The correct Table and changes could be included for approval at the fall Town meeting. Mike and Jon agreed to read the Zoning amendments at Town meeting.

8:18 p.m. - *Planners Monthly Report*

Stephen asked the Board to review the monthly construction reports for Westminster Business Park and for the solar project at Jarvenpaas Whitmanville Farm.

8:20 p.m. - *Adjourn.*

Linda made a motion to adjourn. Jon seconded. The PB voted AIF to adjourn.

3 Pages of Minutes  
Respectfully submitted,  
Michael Fortin

12 Attachments:

- 1) ANR Plan of Lots Prepared for Ridgecrest Investment Properties LLC dated March 27, 2017 by Szoc Surveyors. 1 page.
- 2) Town Planner package for Ridgecrest Investment Properties, North Common Road including Form A, two tax cards and GIS map dated 4/12/2017. 4 pages.
- 3) ANR Revised Plan of Lots prepared for Carleton A. & Patricia S. Maggs Dated March 21, 2017 by Szoc Surveyors. 1 page.
- 4) Town Planner package for Carleton A. & Patricia S. Maggs, Frog Hollow Road including Form A, two tax cards and GIS map dated 4/6/2017. 6 pages.
- 5) Appendix A Application for Site Plan Approval modification from Recovery Centers of America 9 Village Inn Road dated 4/6/2017. 5 pages.
- 6) McCarty Engineering Inc. Letter to Jon Wyman/PB Chairman from Brian Marchetti Re: Recovery Centers of America 9 Village Inn Road seeking site plan modification approval. Dated April 7, 2017. 2 pages.
- 7) McCarty Engineering Inc. Letter to Josh Hall/DPW from Brian Marchetti Re: Recovery Centers of America 9 Village Inn Road detailing sewerage flows dated April 7, 2017 w/ attached MEMorandum dated July 5, 2011. 5 pages.
- 8) Recovery Centers of America waiver request letter dated April 7, 2017. 2 pages.
- 9) Site Plan Approval Documents dated April 7, 2017. Recovery Centers of America. 14 pages. Pages 1-12, A1.1 and A2.1.
- 10) Town Planner Table of Uses dated 2012, 2015, 2016 and proposed 2017. 4 pages. Yellow highlights..
- 11) Tetra Tech Memo to PB for Westminster Business Park Progress Report. Dated April 12, 2017. 3 pages.
- 12) Tetra Tech Memo to PB for Whitmanville Farm Solar project. Dated 04-24-2017. 4 Pages.