



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

MINUTES OF REGULAR MEETING

February 28, 2017

Room 222, Town Hall

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

Absent: Andrew Rice.

Additional Attendees: Ms. Kate Conway Bjorkman, Mr. Paul Aldrich, Ms. Eileen Aldrich, M. Marcus Moran Jr., Mr. Harold R. Smith Jr.

7:00 p.m. - Approve meeting minutes from February 14, 2017.

Jon opened the Planning Board meeting and informed those present the meeting was being audio recorded.

Jon asked members to review the February 14, 2016 meeting minutes. Linda motioned to approve the minutes. Seconded Mike. Voted AIF to approve the minutes.

7:02 p.m. - Public Forum: residential zoning amendments for May 2017 Annual Town Meeting.

Stephen introduced the Zoning Amendments:

The 2014 Master Plan had called for three major recommendations:

- 1) Address the sewer capacity...which has been done,
- 2) Apply Village Center Zoning downtown...which has been done, and
- 3) Revise the vintage 1970s Zoning Bylaw...which has been underway with commercial and industrial uses being tackled last year and now residential uses being updated this year.

Stephen then proceeded to inform those present about the proposed changes (attached).

In the course of his presentation, Stephen told those in attendance that when he had reviewed the proposed Table of Use changes at the Saturday public forum, there was concern expressed about the by right use for Townhouse apartments in all three Residential districts and the Village Center District.

When Stephen reviewed the proposed Home Occupation Bylaw, Ms. Kate Conway Bjorkman asked if the new bylaw would affect present existing home occupations. Stephen explained that it would only affect new home occupations started after the adoption of the bylaw. (The date would be the first posting of the public hearing for the bylaw if it was voted in and approved by the Attorney Generals office.) She asked about the legal requirements for registering a home occupation. Stephen noted that you file a DBA form of doing business with the Town clerk.

Marie noted that the hours listed in the bylaw seemed a bit restrictive and should be extended after 5 o'clock to be more business friendly. Stephen noted the Zoning Board had also flagged the restrictive hours.

Stephen told those present all the up to date draft bylaws are on line and will be kept up to date after the required public hearing on March 28th leading up to Annual Town Meeting.

Ms. Kate Conway Bjorkman asked if the concerns she had expressed at the Saturday public forum could be repeated. Stephen told the gathering that Ms. Conway Bjorkman had showed concern that the Town was

moving too fast by opening up by right Townhouses in the R-III district. She had sited the preservation of the rural character in the R-III district and felt allowing Townhouses without regulation would affect that. Ms. Conway Bjorkman thanked the PB for listening and again cited from the Master Plan about the rural neighborhood, property values, and spoke briefly about school class sizes.

Stephen told those in attendance there would be a meeting with Town Counsel and the Building Commissioner to review all public input from the forums and feedback received from Boards, Committees and Departments.

7:45 p.m. - Adjourn.

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

2 Pages of Minutes
Respectfully submitted,
Michael Fortin

4 Attachments:

- 1) *Accessory Dwelling Unit - Marked Final Draft for Posting* no date. 3 pages.
- 2) *Miscellaneous Residential Zoning Changes for May 2017 Town Meeting - Marked Final Draft for Posting* no date. 3 pages.
- 3) *Home Occupations - Marked Final Draft for Posting* no date. 2 pages.
- 4) *2016 Table of Uses - Marked Final Draft for Posting* no date. 3 pages.