



Town of Westminster

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD
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Jon Wyman - Chairman, Marie N. Auger - Vice Chair, Michael Fortin Andrew Rice

MINUTES OF REGULAR MEETING

Tuesday, January 12, 2016

Room 222, Town Hall

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

Absent:

Additional Attendees: Mr. Larry Sabean/Hannigan Eng., Mr. Jack Maroney, Mr. David Crowley/Wachusett Ski Area/Healing Hills, Mr. Patrick McCarty/ McCarty Engineering/Healing Hills, Mr. Gordon Lewis/Wachusett, Mr. Brian Marchetti/McCarty Engineering/Healing Hills, Ms. Rebecca Leonard/Sentinel and Enterprise, Ms. Heather Billings.

7:00 p.m.

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

7:00 p.m. - *Minutes*

Jon asked PB members to review the December 8, 2016 meeting minutes. Andrew motioned to approve the minutes. Seconded Mike. The PB voted AIF to accept the minutes.

7:01 p.m. *Approval Not Required (ANR) Plan: Lot line adjustment for two lots on Sawin Drive (Applicant: R.L. Wilson Construction, Owner: Arraho Realty Trust).*

Mr. Larry Sabean presented the ANR plan and told the PB the ANR Plan showed an adjustment of lot lines. The frontage will remain the same and the area will still meet the cluster subdivision lot requirements. No new lots are being created. Mike made a motion to endorse the plan. Seconded Marie. Voted AIF to endorse.

7:07 p.m. *Public Hearing: 7:00 PM – Site Plan Review for Healing Hills Village Addiction & Recovery LLC – proposal to convert the existing Inn to a licensed residential rehabilitation substance abuse facility at 9 Village Inn Road.*

Jon read the public notice published in the newspaper. Stephen provided the Board with an overview of the project. Conversion of existing Village Inn into a licensed residential rehabilitation substance abuse facility. Addition of one 6000 square foot building will replace approximately 7000 square feet of presently existing impervious parking area. There will still be more than enough parking remaining to meet the zoning bylaw parking standards. The ZBA will decide if the use is appropriate for the neighborhood through the special permit process. The PB will review and decide on the site design. Site plan review cannot be used to deny a permitted use. Stephen noted there was a staff department technical review meeting on December 15th which resulted in two department memos, ConCom and DPW.

Mr. Patrick McCarty/McCarty Engineering presented the project to the Board. Approximately 10 acre lot was earlier divided from the main 100 acre site through the ANR process. The property will remain the same from the street view with the exception of additional ADA required sidewalk improvements. The new 6000 sq.ft. proposed building will be an institutional use containing 16 beds. Mr. McCarty said they are also reviewing an eight bed option that would be contained in the existing cathedral building. Mr. McCarty told the Board the site will look virtually the same as it does now with the exception of the possible new 6000 sq.ft. building. Curb cuts will be adjusted to separate the site from four buildings that

will remain on the 90 acre parcel with a net decrease of 7000 sq.ft. of impervious surface area. Mr. McCarty showed the Board the existing and proposed sewer and water improvements and separations and reviewed the existing wetland area on the site. They have met with Josh Hall/DPW and agree to four changes/requirements on the DPW review memo. Mr. McCarty asked the Board to incorporate the DPW requirements as conditions to site plan approval. He then reviewed the proposed new building elevations. Materials will match those of existing buildings to blend in with the existing buildings. The project is a for profit use that will keep the property on the tax roles and will retain approximately 50 jobs on site.

Stephen asked the proponent if they were ready to speak to a request from the Open Space Committee for an easement on the property for the Mid-State Trail. Mr. Jack Maroney said they were willing to provide an easement but could not without knowing what the ZBA might require for the perimeter of the lot. Mr. Maroney explained he was unsure if the ZBA might require a fence or security cameras to monitor people around the perimeter of the site. He stated he was concerned how he would invite people onto the property for the hiking easement and at the same time he might be required to monitor people on the property for security reasons. After much discussion about how the trail easement could co-exist with the use of the property, it was agreed that the trail easement could be a condition of site plan review if it did not interfere with the operation of the facility.

Jon asked the Board if they had enough information to make a decision and then asked for a motion to close the public hearing. Mike made a motion to close the public hearing. Seconded Marie. Voted AIF to close the hearing.

Jon then reviewed the requested waivers from site plan review:

- 2.1.5 Landscape plan.
- 2.1.7 Luminary plan.
- 2.1.8 Open Space & Recreation Areas.
- 2.1.12 Evaluation of Impact on Water Resources.
- 2.1.13 Evaluation of Impact on Landscape plan.
- 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.

Mike made a motion to approve all waivers. Seconded Marie. Voted AIF to accept waivers.

Stephen outlined the conditions of approval:

1. Other approvals or permits required by the Zoning Bylaw, other governmental boards, agencies or bodies having jurisdiction, shall not be assumed or implied by this Decision.
2. The Site Plan Approval applies only to the site which is the subject of this Application. All construction to be conducted on the site shall be conducted in accordance with the terms of this Approval and shall be limited to the improvements shown on the Plan.
3. The Board hereby reserves its powers to modify or amend the terms and conditions of this Approval upon its own motion with consent from the owner or the applicant, or on the Application of the owner or applicant. The Board further reserves its powers to amend this Approval without a new public hearing provided that the Board finds that such amendment is not significant to the public interest and that such amendment is not inconsistent with the purpose and intent of the Zoning Bylaw or with the terms of this Approval.
4. This Approval shall lapse on January 12, 2018 if a substantial use thereof has not sooner commenced for good cause. Any request for an extension of the time limitation set forth herein shall be made in writing to the Board at least 30 days prior to January 12, 2018 and the Board reserves its rights and powers to grant or deny such request without a public hearing.
5. Architectural plans for the proposed detox building shall be submitted to the Department of Public Works for cross connection survey plan review prior to the issuance of a Building Permit.

Cross connection surveys and backflow device testing for all buildings on the property shall be performed prior to occupancy.

6 CCTV inspection of all existing sewer lines and visual inspection of sewer manholes on the property shall be performed prior to occupancy. A copy of the video/logs shall be submitted to the Department of Public Works for review. All defects shall be repaired/replaced prior to occupancy.

7 All new sewer manholes and pipelines shall be vacuum/pressure tested as well as inspected by the Department of Public Works before backfilling. This work shall be done prior to occupancy.

8 A new sewer manhole is required instead of the proposed coupling connection east of proposed sewer manhole SMH 1.

9 The Applicant shall provide a dedicated permanent deeded easement for the Midstate Trail as it traverses the property (Registry Book 504, Page 12), to be held by the Westminster Conservation Commission, provided with a requirement that said easement trail's pathway does not interfere with the operation of the facility, as deemed by the applicant.

Marie made a motion to approve site plan with stated conditions and waivers. Seconded Mike. Voted AIF to approve the site plan review.

Stephen told the Board he will draft up the decision for all to review.

8:06 p.m. *Discussion: setting dates for zoning amendment public information sessions.*

Stephen asked the Board to come up with dates for public information sessions for the Zoning amendments. After discussion it was decided to have a night meeting on Thursday February 11th at 7:00 p.m. Room 205 and a Saturday meeting at the library on March 5th at 10:00 a.m. Stephen will verify the rooms are available on those dates.

Public Hearing date will be at the March 26th Planning Board meeting.

Stephen will review the budget and decide on advertising the

8:14 p.m. *Discussion: Planning Department work program for 2016.*

Stephen reviewed the work program with the Board and entertained questions from the members. All agreed with the work program.

8:19 p.m. *Town Planner's report for December*

Stephen reviewed the TP Report for December. There was discussion about the Selectmen's work on implementing the Master Plan.

8:28 p.m.

Andrew left the meeting, having not been a member of the PB at the time of the Cumberland Farms site plan review.

8:28 p.m. *Executive Session: Cumberland Farms legal action.*

Mike made the motion to enter into executive session to discuss confidential attorney client communications regarding the Cumberland Farms Case. Seconded Marie. Voice vote: Jon: Aye. Marie: Aye. Mike: Aye.

8:45 p.m. *Adjourn.*

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

4 Pages of Minutes
Respectfully submitted,
Michael Fortin

10 Attachments :

- 1) ANR Plan of Land Prepared for RL Wilson by Hannigan Engineering dated Jan 05, 2016. 1 page. Sawin Drive.
- 2) Town Planner packet for Sawin Drive/Arraha Realty Trust ANR including Form A application dated Jan 5, 2016, tax card and Town Planner GIS Mr. Mapper map. 7 pages.
- 3) Application for Site Plan Approval and submission package letter prepared by McCarty Engineering dated December 22, 2015. Package also includes waiver request and letter from Green International Affiliates Inc. (dated December 22, 2015) regarding traffic generation for the proposed use.

- 4) Site Plan for Healing Hills Village Addition and Recovery, prepared by McCarty Engineering, dated December 22, 2015.
- 5) Comment letter for Healing Hills proposal from the Department of Public Works dated January 4, 2016.
- 6) Comment e-mail for Healing Hills proposal from the Conservation Agent dated December 28, 2015.
- 7) Tax card for the Wachusett Village Inn property for Healing Hills proposal from the Westminster Assessor's office.
- 8) Memorandum from Planning Board member Marie Auger regarding her desire for an easement for the Mid-state Trail as it crosses the rear of the property for Healing Hills proposal, dated January 11, 2016.
Town Planner monthly memo to BOS dated November 25, 2015. 3 pages.
- 9) Planning Department Work Program from Town Planner. 1 page, 10 items, no date.
- 10) Town Planner Update to BOS dated December 29, 2015. 2 pages.