



Town of Westminster

11 SOUTH STREET
MASSACHUSETTS 01473

FROM THE OFFICE OF THE
CONSERVATION COMMISSION

Phone: (978) 874-7413 * Fax: (978) 874-7411

MINUTES MEETING

June 11, 2015

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

Present: Chairman Dan Bartkus, Members: Carrie Monty, Tim Sheehan, John Regan, Agent Bob Maki, and Secretary Susan Kalagher

Absent: Robert Gendron, Gary Smith

Guests: Andrew Luoma, Karen & Jerry Powers, Justin & Lee Lamsa, Chris Mossman

Documents, Plans, and other Exhibits:

1. Plan – 1 Virginia Avenue
2. Plan – 60 Newcomb Road
3. Plan – 11 Gatehouse Road
4. Plan – 2 Elliott Street

Dan Bartkus called meeting to order at 7:04 p.m. The meeting was not recorded.

Minutes and Mail

The following Minutes were approved:

- The Minutes of May 21, 2015
- Mail was read and distributed

1 Virginia Avenue

Angel Lehtonen was not present at the meeting. Bob Maki is waiting for a plan for the compensatory storage area on the site that corresponds with the disturbance in the 100 year flood plain. He also noted that he needs to see clarification of the configuration of the septic system.

South Ashburnham Road / Dellagono

Bob Maki notified the engineer for the project that the sketch provided to the Conservation Commission was not accurate.

2 Otto Lane

Bob made a site visit to 2 Otto Lane to observe a white substance washing into the cove. When he arrived, the wind had changed and it drifted out of the cove. He was unable to view the material.

9 Bean Porridge Hill Road

The Commission unanimously voted to approve the Certificate of Compliance as recommended by the Conservation Agent.

Route 2A East Pumping Station

This pumping station has reached capacity.

NOI CONTINUATION

**1 Virginia Avenue
Cullen**

7:15 p.m. The continuation of the public hearing filed by Angela Cullen for the construction of a new home with well, septic, driveway and grading at 1 Virginia Avenue was discussed. The representative from Northland Engineering, Angel Lehtonen was not present. This public hearing had been continued from February 26, 2015. Karen and Jerry Powers are abutters to the property and requested that this be removed from the agenda as Ms. Lehtonen has failed to show up for hearings or come unprepared since February 26, 2015. Bob Maki reported that Chris Mossman is now preparing the septic design and the Commission agreed they would speak with Mr. Mossman before making a decision. Mr. Mossman was present and confirmed that he did design a sand filter for the project. After consideration the Commission unanimously voted to deny the plan. The public hearing was closed at 7:20 p.m.

**NOI
60 Newcomb Road
Lamsa**

7:20 p.m. The public hearing for the construction of a new single-family house with additional tree cutting for residential solar installation at 60 Newcomb Road was opened. Justin and Leeann Lamsa were present. Chris Mossman gave the overview of the project and submitted proof of notification of abutters. Bob Maki discussed concerns with drainage patterns and a culvert to Mr. Kaiser's property. After discussion, the plan was unanimously approved after a motion was made by Tim Sheehan, and second by Carrie Monty. The public hearing was closed at 7:30 p.m.

**NOI
2 Elliott Street
Luoma**

7:30 p.m. The public hearing for the demolition of an existing house and construction of a new single family house and relocation of the driveway at 2 Elliott Street was opened. Andrew Luoma was present. Chris Mossman gave the overview of the project and submitted proof of notification of abutters. The perennial stream was discussed. There will not be a cellar. The plan was unanimously approved upon motion by John Regan, and second by Carrie Monty. The public hearing was closed at 7:35 p.m.

RFD
11 Gatehouse Road
Puente

7:40 p.m. The public meeting for an addition to an existing rear porch at 11 Gatehouse Road was opened. The applicant, Brenda Puente was not in attendance. Bob Maki recommended that the Commission approve the plan. The Commission unanimously voted to approve upon Mr. Maki's recommendation. The public meeting was closed at 7:42.

The meeting adjourned at 7:43 p.m.

Respectfully submitted,

Dan Bartkus
Chairman
(prepared by Susan Kalagher)

Upcoming Meetings

- Thursday, July 9, 2015
- Thursday, July 30, 2015
- Thursday, August 20, 2015