



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

May 1, 2014

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

Present: Chairman Dan Bartkus, Co-Vice Chair: Gregg Buckman, Members: John Regan, Tim Sheehan, Robert Gendron, Agent Bob Maki, Secretary Susan Kalagher

Absent: Gary Smith

Guests: Derrick Andrews, Joshua Hall, Chris Mossman, Sarah Wells, Mike LeBlanc, Charles Caron, Gisele Bourgeois, Jerry Powers, Tom Cooley, Nick Borelli

Documents, Plans, and other Exhibits:

1. Plan – Shore Avenue/Sciabarrasi
2. Plan – 15 Laurie Lane / Roberts
3. Plan – 22 Kent Road / M. LeBlanc
4. Plan – 58 Bragg Hill Road / LeBlanc Construction
5. Plan – 60 Bragg Hill Road / LeBlanc Construction
6. Plan – 52 Lake Drive West / Cooley

Conservation Restriction: Engman property

Before the meeting began, Sarah Wells of Mt. Grace Land Conservation Trust discussed the Conservation Restriction on the Engman property. On the advice of Town Counsel, an amendment will be added giving Conservation Commission an opportunity to give written approval prior to construction of new roads and driveways. Ms. Wells asked that the Commission review and sign the Conservation Restriction. The Commissioners reviewed the documents and will further discuss it at the end of the hearings.

Chairman Dan Bartkus called the Special Meeting to Order at 7:00 p.m. The meeting was not recorded.

Minutes Approved

Minutes from the Special Meeting of March 26, 2014 were approved.

Minutes from the Special Meeting of April 1, 2014 were approved.

90 East Gardner Road

Chris Mossman discussed a redesign to 90 East Gardner Road. The work would be moved farther from the buffer zone. Commissioners agreed that an Amendment would be necessary.

Mail was read and distributed.

Voucher

The following voucher was voted and approved:

Bob Maki – mileage - \$81.76

Water levels for Wyman's Pond

Josh Hall and Chuck Caron were in to address questions about the water levels of Wachusett Reservoir and Wyman's Pond. Josh Hall explained that the City of Fitchburg owns and operates the water levels of both. The gates will be opened at the request of the Town or Wyman Pond Association often after spring rains and snow melt to mitigate flooding on Route 140 and a portion of Laurie Lane. The Town would like to move forward the repair the pipe under the road, but because it is an 8 million dollar project it has not been funded. Mr. Hall also discussed the communication issues with Fitchburg for opening and closing the pipe. Chuck Caron explained that drawdowns are allowed as normal maintenance of the pond and is not under the jurisdiction of Conservation Commission and this is standard procedure for lakes in the state. Abutters to the pond suggested that it would be helpful if drawdowns would be posted through the Town website or Wyman Pond Association. The Chairman thanked Josh Hall and Chuck Caron for informing the Commission and abutters.

**RFD
Shore Avenue
Sciabarrasi**

7:20 p.m. The public meeting for the construction of a deck and shed on Shore Avenue was continued. Mr. Sciabarrasi of 1 Genesee Avenue constructed a shed and deck without requesting a Determination or Order of Conditions. An Enforcement Order was issued requiring Mr. Sciabarrasi to file a RFD. He had to go before the Zoning Board of Appeals and was ordered to remove both the deck and the shed. He is contemplating modifying the deck to comply with the setback requirements. The request was continued to May 22, 2014. 7:40 p.m.

**NOI
15 Laurie Lane
Roberts**

7:40 p.m. The public hearing for an addition and renovation at 15 Laurie Lane was opened. Nick Borelli, Engineer for the project gave the overview and submitted proof of abutter notification. The Commission determined that silt fence only would be required for this project. After review, the plan was unanimously approved upon motion by Gregg Buckman and second by Tim Sheehan. The public hearing was closed at 7:45 p.m.

NOI
22 Kent Road
M. LeBlanc

7:45 p.m. The public hearing for the replacement of a retaining wall at 22 Kent Road was opened. Michael LeBlanc submitted proof of abutter notification. The Conservation Agent noted that the retaining wall was a distance from the water. Mr. LeBlanc would like to begin work this spring. Silt fence will be used. Upon motion by Gregg Buckman, and second by Tim Sheehan, it was unanimously voted to approve. The public hearing was closed at 7:50 p.m.

NOI
60 Bragg Hill Road
LeBlanc Construction

7:50 p.m. The public hearing for the construction a new single-family home with the installation of a driveway, well, septic system and associated grading at 60 Bragg Hill Road was opened. Chris Mossman submitted proof of abutter notification and gave the overview of the project. Giselle Bourgeois from Pierce Road discussed her concern that water may be diverted onto toward her property. Chris Mossman explained that both 58 and 60 Bragg Hill Road would not be a concern for her property and does not anticipate any problems. Agent Bob Maki also had no concerns. A motion was made by Gregg Buckman with a second by Tim Sheehan to approve the plan and the motion unanimously passed. The public hearing was closed at 8:00 p.m.

NOI
58 Bragg Hill Road
LeBlanc Construction

7:50 p.m. The public hearing for the construction a new single-family home with the installation of a driveway, well, septic system and associated grading at 58 Bragg Hill Road was opened. Chris Mossman submitted proof of abutter notification and gave the overview of the project. After review, it was unanimously voted to approve the project with motion by Gregg Buckman and second by John Regan. The public hearing was closed at 8:00 p.m.

Amendment to Order of Conditions
52 Lake Drive West
Cooley

8:00 p.m. The request for an Amendment to the Order of Conditions # 336-0749 issued to Mr. Cooley was opened at 8:00 p.m. Chris Mossman gave the overview of the project and submitted proof of abutter notification. Agent Maki deemed the changes to be significant and warranted an Amendment. The project will include demolition of the existing camp, construction of an addition, a gazebo, a light duty access road and buried propane tank at 52 Lake Drive West. The applicant will need to talk with the Highway Department about this project. The plan was unanimously approved upon motion by Gregg Buckman and second by Tim Sheehan. The public hearing was closed at 8:05 p.m.

Conservation Restriction: Engman property

The Conservation Commission had an opportunity to review the document and voted to approve and accept the Engman Conservation Restriction. A motion was made by Gregg Buckman with second by John Regan and was unanimously approved. The document was signed.

8:10 p.m. The meeting was adjourned.

Respectfully submitted,

Dan Bartkus

Chairman

(prepared by Susan Kalagher)