



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

April 14, 2016

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

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

Absent: Robert Gendron, Gary Smith

Guests: Monica Busch, Jeff Pelletier, Rich Osgood, Chris Mossman, Steve Arsenault, Liz Irvine, Linda McMahon, David McMahon

Documents & Plans and other Exhibits

1. Plan – 144 Overlook Road
2. Plan – 5 East Road
3. Plan – Leominster State Forest
4. Plan – Pan Am Railway
5. Plan – 6 Wintturi Road
6. Plan – Pearson / Bragg Hill road Conservation Restriction.

7:00 p.m. Dan Bartkus called the meeting to order. The meeting was not recorded.

Pearson Property / Bragg Hill Road

Town Planner, Steve Wallace discussed the proposed conservation restriction for the Pearson Property on Bragg Hill Road. This parcel is close to 100 acres abutting Muddy Pond. The land owner, Matt Pearson, is willing to contribute part of the cost of the appraisal. Mr. Wallace asked for financial support from the Conservation Commission fund and the Aina E. Stein fund to help cover the difference in the cost of the appraisal. Janet Morrison, an independent consultant for the land conservation project discussed estimated values and estimated appraised value. After review and discussion, a motion was made by Tim Sheehan to make the fund available for the appraisal of the Pearson property. The motion unanimously passed.

**NOI ~ Continuation
144 Overlook Road
Busch**

7:25 p.m. The continuation of the public hearing requested by Joseph Busch for the construction of a single family home at 144 Overlook Road was opened. The hearing had been continued to afford Mr. Busch an opportunity to provide proof of notification of abutters. Mrs. Busch brought proof of notification of abutters. The lot had an Order of Conditions issued which had expired. After review, the plan was unanimously approved with conditions. The public hearing was closed at 7:35 p.m.

**NOI
5 East Road
Pelletier**

7:35 p.m. The public hearing requested by Jeff Pelletier for the installation of a stone and brick patio at 5 East Road was opened. Mr. Pelletier submitted proof of notification of abutters. After review, the plan was unanimously approved with conditions, upon a motion by Tim Sheehan. The public hearing was closed at 7:40 p.m.

**EXTENSION
68 Main Street
Cumberland Farms / VHS Realty**

Bob Maki presented a request for an Extension to Order of Conditions #336-0746. Upon motion and second, the extension was unanimously approved for three more years.

**RFD
Leominster State Forest
Osgood / Commonwealth of Massachusetts**

7:43 p.m. The public meeting requested by Rich Osgood for continued maintenance of the pre-existing swimming beach was opened. Dan Bartkus discussed having a standard maintenance plan in place, and asked Bob Maki to include that in the conditions for the Determination. After discussion, the plan was unanimously approved. The public meeting was closed at 7:48.

**RFD
Pan Am Railway ~ Rights of Way
Pan Am Railways**

7:48 p.m. The public meeting requested by Bill Wallace for Pan Am Railways for verification of wetland boundaries along the Pan Am Rights of Way in Westminster was opened. The applicant was not present and Bob Maki gave the overview of the project. After review, the plan was unanimously approved with conditions, upon motion by Tim Sheehan and second by John Regan. The public meeting was closed at 7:55 p.m.

**NOI
6 Wintturi Road
Arsenault**

7:55 p.m. The public hearing requested by Steven Arsenault for the replacement of the septic system for an existing single family house located at 7 Wintturi Road and adjacent to Wyman Pond was opened. Mr. Arsenault was present. Chris Mossman gave the overview of the project and submitted proof of notification of abutters. The new system combination septic tank / pump chamber will be installed at the location of the existing tank. After review, the plan was

approved with conditions upon motion by Carry Monty and second by John Regan. The public hearing was closed at 8:00 p.m.

Minutes & Mail:

The following minutes were unanimously approved:

1. Minutes, March 24, 2016

Mail was read and distributed.

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Dan Bartkus

Chairman

(prepared by Susan Kalagher)