



Town of Westminster

11 SOUTH STREET
MASSACHUSETTS 01473

FROM THE OFFICE OF THE
CONSERVATION COMMISSION

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

MINUTES OF MEETING

April 20, 2023

The meeting was held in room 222 in Westminster Town Hall.

To: Selectmen
Board of Health
Building Commissioner
Town Clerk

Present: Chairman Dan Bartkus, Members: Tim Sheehan, Carrie Monty, Vic Pelletier, Anthony Maressa, and Secretary Susan Kalagher, Agent Matt Marro

Absent: none

Guests: Peter Normandin, Pete Normandin, Olivia Caton, Erin RugusaCaton, Jan Vanderfoof, Michael Brown, Germain Ragusa, Joseph Ragusa, Bob Francis, Alek Rielly, Sarah Vanderhoof, S.Dawley, Sandi Hitchcock, Jodi Saldi, C. Mossman, James Green, Wes Flis,

Documents, Plans and Other Exhibits

1. Plan – 150 State Road East
2. Plan – 97A Main Street

The meeting was called to order at 7:00 pm in room 222 of Westminster Town Hall by Chairman Dan Bartkus. The meeting was not recorded.

MINUTES

The Minutes of March 30, 2023 were unanimously approved.

CERTIFICATE OF COMPLIANCE AND EXTENSION

The following were unanimously approved after recommendation by Matt Marro:

- Certificate of Compliance for 25 Batherick Road / Francis / #336-0374 and was hand delivered to Mr. Francis at the meeting
- 3-year Extension for Wyman Lake Aquatic Management / Curran / #336-0922

NOI CONTINUATION
150 State Road East
Abdo

The continuation of the public hearing requested by Victor Abdo for the construction of a 2-story mixed use building was opened. Mr. Wes Flis of Haley Ward presented two versions of the reduction of the slope (2/1 slope and 3/1 slope). After consideration Anthony Maressa favored the 2/1 slope with less disturbance. It was suggested that the forsythia now growing should be replaced with red cedar as a habitat for birds. The slope will be planted with wild grasses. Mr. Green asked the Commission to clarify the 25 ft. no touch zone, 100 ft. buffer, and 200 ft. riverfront. Mr. Marro clarified the 25 foot No Touch was based on the stream noted on the side of the proposed lot. It was noted the current conditions are open lawn/weedy area and will remain lawn. After discussion, Tim Sheehan made a motion to approve the Notice of Intent based on the 2/1 slope and to allow an easement. Anthony Maressa seconded the motion and the plan was unanimously approved. Wes Flis will send a draft to Town Counsel.

NOI
83 West Princeton Road
Vanderhoof & Rielly

The public hearing was opened for 83 West Princeton Road requested by Sarah Vanderhoof and Alek Rielly for the construction of a new single family house with an associated septic, and well. An RFD had been submitted at the March 30, 2023 meeting, however, DEP requested a Notice of Intent to address the stream. Chris Mossman gave the overview of the project. The stream was previously determined to be intermittent by the Commission in 2015. Wetland scientist, MaryAnn DiPinto, visited the site in June 2022 prior to the declaration of a drought, and observed that the stream was not flowing. Stream stats and low flow did not meet criteria for a perennial stream. DEP has not issued number or comments. The Commission unanimously agreed to continue to May 11, 2023.

NOI
97A Main Street
Normandin

The public hearing requested by Peter Normandin was opened for the construction of a car wash, the demolition of an existing building and to reconfigure of the existing parking lot to accommodate a car wash. Wes Flis of Haley Ward gave the overview of the project. The run-down building would be removed and the new car wash would be located in its place. The project would result in an overall decrease of impervious surface. The detention basin and the LID by law were discussed. The project is not subject to LID. The car wash intends to capture water for possible re-use. An abutter commented that the stream feeds a lot of wildlife. The amount of impervious surface will be decreased. Tetra Tech is reviewing this project. Another abutter was concerned with the amount of water usage and another with traffic. The Chairman clarified the purview of Conservation as many questions were not under Conservation jurisdiction. The plan for snow removal was discussed. Anthony Maressa made a motion to accept the plan with conditions, seconded by Tim Sheehan with all in favor.

**RFD
183 Worcester Road
Brown**

The public hearing requested by Michael Brown for the addition of a second driveway in a buffer zone at 183 Worcester Road was opened. The Commission will need to see a plan. Mr. Brown can get a plan from the Assessor's Office and Matt Marro can explain how to flag the wetland before he inspects the site. The project was continued with all in favor.

ADJOURN

The meeting was adjourned with all in favor at 7:50 pm.

Respectfully submitted,

Dan Bartkus
Chairman
(prepared by Susan Kalagher)