



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 August 25, 2022

The meeting was held in room 205 in Westminster Town Hall.

To: Selectmen
Board of Health
Building Commissioner
Town Clerk

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

Absent: Carrie Monty

Guests: M.L. Altobelli, Brian Marchetti, Tamie Chiarelli, MaryAnn Dipinto, Christy Mehegan, Mike Kunce

Documents, Plans and other Exhibits

1. 6 Estabrook Park Road - photos
2. 1-8 Theodore Drive – plans
3. 95 Aubuchon Drive – plans
4. 8 Winters Drive – sketch
5. 6 Rock Maple Lane – sketch
6. Landfill – plans

The meeting was called to order at 7:00 pm in room 205 of Westminster Town Hall by Dan Bartkus. The meeting was not recorded.

ACCEPTANCE OF DEED FOR OPEN SPACE

- Upon a motion by Tim Sheehan with a second by Anthony Maressa, it was unanimously voted to accept the Open Space parcel of 30+ acres conveyed by Ashoryn, LLC for Light House Lane subdivision to the Town of Westminster.
- Upon a motion by Tim Sheehan with a second by Anthony Maressa, it was unanimously voted to accept the Open Space parcel of 46+ acres conveyed by Westminster Properties, LLC for The Village at Old Mill to the Town of Westminster.

CERTIFICATES OF COMPLIANCE

After recommendation by Matt Marro, the following Certificates of Compliance were approved. Dan Bartkus recused from voting for White Pine Drive.

1. Ellis Road Solar /EDF Renewable Distributed Solutions, Inc. / #336-0880
2. State Road East Bridge / MBTA / #336-0759
3. 28 White Pine Drive / Sheridan Law / #336-0907

RFD 6 Estabrook Park Road Mehegan

7:09 pm The public meeting requested by Christy Mehegan for the removal of trees from 6 Estabrook Park Road was opened. Christie Mehegan gave the overview of the project and showed photos of the trees that she would like removed. She will replace them with 2 Oak or Maple trees to protect the shoreline. Gregg Buckman suggested that the Town DPW may take some responsibility for the removal of trees overhanging the lake. Matt Marro will co-ordinate with Josh Hall. A motion was made to approve as a negative determination with a second by Anthony Maressa. Vic Pelletier recused. The motion passed. The public meeting was closed at 7:17 pm.

NOI Lot 1-8 Theodore Drive Bennett / N.E. Sheets LLC

7:17 pm The public hearing requested by Tom Bennett of New England Sheets, LLC for the construction of a 382,500 sq. ft. commercial building with associated improvements on Lot I-8 Theodore Drive was opened. Brian Marchetti of McCarty Engineering gave the overview of the project. Wetland delineation was completed by Three Oaks Environmental. It is an active earth removal project consisting of 45 acres and gravel removal should be completed by 2023. The property was purchased by N.E. Sheets LLC, a cardboard manufacturer. Paper and Corrugated cardboard will be glued together using cornstarch, water, and borax and be cut, stacked, and shipped from this facility. A rail spur will run through the building. It will be served by Town water and Town sewer. Buffer zone impacts were reviewed and the proposed storm water system exceeds Town requirements. Tim Sheehan asked about the runoff from trucks. All catch basins will be equipped to catch oils. Test pits were discussed. They will employ techniques to manage impervious areas. After review of the storm water system and with no questions from the audience, a motion was made by Tim Sheehan and seconded by Vic Pelletier to approve the project. The motion passed with all in favor. The public hearing was closed at 7:40 pm.

NOI 95 Aubuchon Drive Weissman / Aubuchon Realty Trust

7:41 pm The public hearing requested by Sam Weissman of Aubuchon Realty Trust for the construction of an 80,000 sq. ft. addition to the existing building and associated site improvements at 95 Aubuchon Drive was opened. Brian Marchetti of McCarty Engineering gave the overview of the project. Wetland delineation was completed by Three Oaks Environmental. Storm water standards were discussed along with a drainage plan and water

quality. DEP has requested a revised set of plans that show all wetland resource areas on the project site and describe proposed alterations to this area. Anthony Maressa asked about the replication plan and detail of planting. Building use was discussed. Walmart currently occupies most of the building and there has been no commitment to the new addition as of yet. Sheryl Valette of 3 Main Street asked about the wetland replication area. The storm water system has been sized for the 100 year flood. After review and with no further questions, the public hearing was closed and it was unanimously voted to continue to the next meeting of September 15, 2022. 8:10 pm.

**NOI - CONTINUATION
8 Winters Drive
Woodruff**

This was continued to September 15, 2022 at the owners' request.

**RFD – CONTINUATION
6 Rock Maple Lane
Tarr**

8:10 pm The public meeting requested by Timothy and Maureen Tarr for the installation of a new shed at 6 Rock Maple Lane was opened. This RFD was continued from July 21, 2022 because of a lack of quorum. Mr. Tarr gave an overview of the project and shared a photo of the proposed shed. Without any further questions Anthony Maressa made a motion to approve with a second by Vic Pelletier. Dan Bartkus recused. The vote passed and the public meeting was closed at 8:17 pm.

**RFD – CONTINUATION
3 Shore Avenue
Poirier**

Mr. Poirier was not present. The public meeting was Continued to September 15, 2022.

**NOI - CONTINUATION
Resource Control Inc.
101 Fitchburg Road
Section 3 Phase 5 Expansion of Landfill**

8:18 pm. The continuation of the public hearing requested by Resource Control Inc. for the Landfill was opened. Mike Kunse of Civil & Environmental Consultants gave the overview of the project. He addressed DEP comments and familiarized Vic Pelletier with the project as he was not present at the last meeting. The project was unanimously approved upon motion by Tim Sheehan and second by Anthony Maressa. The public hearing closed at 8:27 pm.

VOUCHERS

The following vouchers were unanimously approved:

- MACC – annual membership - \$299.00
- Nashua River Watershed – annual membership - \$50.00

MINUTES

The following minutes were unanimously approved:

Minutes of June 2, 2022

Minutes of June 21, 2022

Minutes of July 21, 2022

ADJOURN

The meeting was adjourned with all in favor at 8:33 pm.

Respectfully submitted,

Dan Bartkus

Chairman

(prepared by Susan Kalagher)