



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

March 3, 2016

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

Present: Chairman Dan Bartkus, Vice Chair Gary Smith, Members: John Regan, Tim Sheehan, Carrie Monty, John Regan and Secretary Susan Kalagher

Absent: Robert Gendron, Bob Maki

Guests: Wesley flis, Jamie Rhealt, Paul Bartkus Sr., Doris Bartkus, Joseph Busch, John Moorshead, Nikki Moorshead, Chris Mossman, Tom Williams, Kathleen Williams, John Williams, Susan Williams

Documents & Plans and other Exhibits

1. Plan – Lot 7 South Ashburnham Road
2. Plan - Lot 9 South Ashburnham Road
3. Plan – 111 East Road
4. Plan – Westminster Estates /Bean Porridge Hill Road
5. Plan – Narrows Road
6. Plan 23 Pierce Road
7. Plan – 78 Lake Drive West

7:00 p.m. Gary Smith called meeting to order. The meeting was not recorded.

Certificate of Compliance

The following Certificate of Compliance was unanimously approved and given to Joseph Busch at the meeting. The Registry of Deeds inadvertently switched Lot 14 & Lot 15 when they were recorded and the original Certificate of Compliance referenced the wrong book & page number. A Certificate was issued referencing the corrected book & page number.

- Lot 15 / 146 Overlook Road / Joseph Busch

Mail was read and distributed.

**NOI ~ AMENDMENT
Westminster Estates / 90 Bean Porridge Hill Road
The Woods of Westminster**

Dan Bartkus recused himself from the following public hearing and joined the audience.

Gary recused himself as an abutter.

7:10 pm. Tim Sheehan opened the public hearing filed by the Woods of Westminster Golf Course, for an amendment to DEP file # 336-0570. Wes Flis of Whitman & Bingham Associates gave the overview of the request for minor modification. Abutters had been notified. The Order was issued by the Commission on August 12, 2007, and extended in 2010 for an additional three years and due to the Massachusetts Permit Extension Act it was extended an additional four years, making the Order valid until August 2017. The modification of the plan includes the relocation and expansion of the existing maintenance building used by the Golf Course. The existing building will be moved adjacent to the main parking lot of the golf course and extended an additional 40 feet in length. The Planning Board, Board of Health, and DPW have seen plan. The number of lots proposed has decreased from the original plan. Lots will be serviced by their own well and septic. There were no questions from the audience. After review, John Regan made a motion to approve the amendment and Carrie Monty seconded the motion. John Regan, Carrie Monty, & Tim Sheehan voted to approve the plan. Dan Bartkus and Gary Smith had recused themselves. The public hearing was closed at 7:20 p.m.

Dan Bartkus returned to the meeting.

**NOI
Lots 7 South Ashburnham Road
Russo / Landings Development, LLC**

7:20 p.m. The public hearing filed by Joseph Russo of Landings Development, LLC for the construction of a single family home on Lot 7 South Ashburnham Road was opened. Proof of abutter notification was provided. Jamie Rheault of Whitman & Bingham gave the overview of the project. The same plan had been in 2015 and approved by the Commission only to be appealed by Donna Brownell. The wetlands have been flagged by Matt Marro and Bob Maki has had an opportunity to make a site visit. With no further questions, the plan was unanimously approved. The public hearing was closed at 7:25 p.m.

**NOI
Lot 9 South Ashburnham Road
Russo / Landings Development, LLC**

7:25 p.m. The public hearing filed by Joseph Russo of Landings Development, LLC for the construction of a residential driveway to access the proposed house site on Lot 9 South Ashburnham Road was opened. Proof of abutter notifications was provided. The Commission had approved the plan a year ago only to be appealed by Donna Brownell. Jamie Rheault of Whitman & Bingham gave the overview of the project. This Order is just to regrade the driveway. With no further questions, the plan was unanimously approved. The public hearing was closed at 7:28 p.m.

NOI
111 East Road
Moorshead

7:28 p.m. The public hearing filed by John and Nicole Moorshead for the construction of a single family house, deck, pool, and related site work at 111 East Road was opened. Jamie Rheault of Whitman & Bingham gave the overview of the project and provided proof of notification of abutters. The finding from the ZBA allowed the existing house to be demolished and a new house built with a small beach area, town water, and town sewer. A brief discussion of the use of hay bales and silt fence vs. rice wattles ensued. An abutter suggested the use of rice wattles as they don't leave seed and attract geese. John Regan made a motion to approve the plan. Carrie Monty seconded the motion and all were in favor. The public hearing was closed at 7:35 p.m.

NOI ~ AMENDMENT
Lot B Narrows Road
LeBlanc Consrtuction

7:35 p.m. The public hearing for an Amendment to DEP #336-0770 was opened. Chris Mossman of Trowbridge Engineering gave the overview of the project and submitted proof of notification of abutters. The lot has been graded and is ready for building. The approved plan showed a single family house and the amended plan shows a slightly larger duplex in a similar location with an increase in parking area to accommodate for two units. John & Kathleen Williams and Tom & Susan Williams had many questions and comments. The distance to the Williams' well was discussed. John Regan explained that many of their concerns were not Conservation issues. Gary Smith pointed out that this was an approved plan and this is only a change to the plan. Dan Bartkus asked that Gene LeBlanc clean up any sand that had run off onto their property, cover any piles with filter cloth, and possibly loam & seed this spring. John Regan moved to approve on the condition the abutter's property was protected by filtration fabric and hay bales as discussed. A vote was called for and the Amendment was unanimously approved. The public hearing was closed at 7:50 p.m.

RFD
23 Pierce Road – Lot 2B
LeBlanc Construction

7:50 p.m. The public meeting for the Request for a Determination of Applicability requested by LeBlanc Construction was opened. Chris Mossman gave the overview of the project. The project involves the construction of a new single family house, a 600 ft. driveway, septic, well, and associated grading. Every effort will be made to control water run-off. A motion to approved was made by John Regan, seconded by Tim Sheehan, and was unanimously approved. The public meeting was closed at 7:55 p.m.

NOI
78 Lake Drive West
Aho / Ray Tek Construction

7:50 p.m. The public hearing filed by Terry Aho of Ray-Tek Construction, LLC for the construction of a new single family home with driveway, septic, well, and associated grading at 78 Lake Drive West was opened. Chris Mossman of Trowbridge Engineering provided proof of

notification of abutters and gave the overview of the project. The lot has water frontage on Partridge Pond. A FAST system, an alternative septic system, will be installed. The plan was unanimously approved upon motion by John Regan. The public hearing was closed at 8:05 p.m.

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Dan Bartkus
Chairman

(prepared by Susan Kalagher)