



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
October 1, 2020

THE CONSERVATION COMMISSION WILL MEET REMOTELY. YOU MAY JOIN THE ZOOM MEETING AT <https://us02web.zoom.us/j/7370885635> Meeting ID: 737 088 5635 or One tap mobile +19292056099,7370885635# US

**To: Selectmen
Board of Health
Building Commissioner
Town Clerk**

Present: Chairman Dan Bartkus, Members: Carrie Monty, Robert Gendron, Tim Sheehan, Agent Matt Marro, and Secretary Susan Kalagher

Absent: Gary Smith

Guests: Steve Donahue, Carmela Manago, Annette Beauregard, Neil Gorman David Keese, Mike Phelps, David E. Ross

Documents, Plans and other Exhibits

1. Plan – Lot A Frog Hollow Road
2. Plan – Lot B Frog Hollow Road
3. Plan – Route 140 Worcester Road Improvement
4. Plan – 48 Kent Road
5. Plan – 61 Old Oak Avenue
6. Plan – Ellis Road

Dan Bartkus called the Zoom meeting to order at 7:05 p.m. The meeting was recorded by Matt Marro and Robert Gendron.

**2 NOIs / CONTINUATIONS
Lot A & Lot B Frog Hollow Road
Ketola/Edgewater Construction**

7:02 pm. Elijah Ketola requested a third continuation for Lot A and Lot B Frog Hollow Road. The Public Hearing was first opened on August 20th, continued to September 10th, then to October 1st. The Commission unanimously voted to continue to October 22, 2020.

**NOI / CONTINUATION
Route 140 / Worcester Road Reconstruction
Westminster DPW**

7:03 pm. Danielle Spicer of Green Int. Affiliates, requested a third continuance for the reconstruction of a portion of Route 140 (Worcester Road). The Public Hearing was first opened on August 20th, continued to September 10th, then to October 1st. The Commission unanimously voted to continue to October 22, 2020.

Minutes

Carrie Monty requested that the Minutes of September 10, 2020 be amended to include her concern with not signing Conservation paperwork. Matt will contact her to meet with him to sign Conservation paperwork and commented that it has been difficult to obtain signatures due to meetings being held remotely.

Option for First Refusal

Roger W. Lawrence, Trustee for the Lawrence Realty Trust, requested that a lot abutting Carter Road of approximately 6.76 acres be released from Chapter 61b. The land is abutting Carter Road, Assessor's Map 124 and Parcel 38. It was determined that this parcel was not contiguous to other Conservation land. Tim Sheehan made a motion to not exercise the Right of First Refusal and allow this to come out of 61b. It was unanimously voted in favor.

Enforcement – 67 Davis Road

Matt Marro issued an Enforcement Order for 67 Davis Road and is anticipating that they will be at a future meeting.

**RFD
48 Kent Road
Gendron**

7:20 pm. The public meeting for the installation of two trenches within the 200 ft. buffer zone for the purpose of establishing underground utilities was opened. The meeting was requested by Robert Gendron and he recused himself. Matt Marro presented the plan, noted that there will be no impact to the wetland, and recommended a negative determination. Mitigation will not be required and work will likely be completed in a day. There were no questions from the audience and the plan was approved upon motion by Tim Sheehan and second by Carrie Monty. The public meeting closed at 7:25 pm.

**NOI
61 Old Oak Avenue
Morrison**

7:25 pm. The public hearing requested by Sean Morrison for the installation of a tight tank septic system with grading and associated site work at 61 Old Oak Avenue was opened. Rob Gendron recused himself but reserved the right to comment as an abutter. Scott Morrison of Echo Tech gave the overview of the project and Matt Marro shared the plan for everyone to view. Work would take place on the road side of the house as opposed to the lake side. Rob Gendron asked about a pumping schedule. Tim Sheehan asked if all material will be removed and was insured that there will be minimal storage of material and silt fence will be installed to protect the lake. Dan Bartkus asked about the number of bedrooms and noted that 1 bedroom was noted on the plan and was concerned with the amount of pumping that would be required. Scott Morrison stated that the house may only be seasonal and there was a 1 bedroom restriction. DEP has not issued a number and Board of Health has not reviewed the plan. The Commission suggested that this meeting be continued until Board of

Health has approved the plan and pumping and monitoring schedules be available for review. 7:39 pm The hearing was continued to October 22, 2020 by vote of the Commission.

**NOI
Ellis Road
Wheeler**

7:40 pm. The public hearing requested by Michael Wheeler for the construction of a driveway serving a single-family dwelling, within the wetland resource area and buffer zone on Ellis Road, Map #127, Parcel 23M was opened. Neil Gorman of David E. Ross Associates prepared the plan and gave the overview of the project consisting of 5.8 acres with frontage on Ellis Road running parallel along Partridge Hill Road. The driveway plan was shared to all to view. A driveway was proposed to access the home to be located to the rear of the property crossing a resource area and continuing to upland area. A precast open bottom concrete culvert is proposed. The Commission discussed grading, slope, filling, wetland replication, and siltation barriers. A swale will protect the Partridge Hill Road properties and direct flow toward replication area to recharge. Bump outs on the long driveway will allow cars to pass. A temporary construction entrance is proposed. There was discussion of pavement vs. gravel driveway and in view of the steep slope, Dan Bartkus recommended a paved driveway and the project should be timed to not build during the wet season. Commissioners also discussed calculations for flow in the culvert and storm water standards. DEP has not issued a number or commented. Abutters discussed concern with run off and the health of their wells. Neil Gorman has looked at alternative ways to access the site but was unsuccessful to procuring an easement to do so. Another abutter asked about habitat concerns and the Commission did not think it merits a wild life study as the culvert allows for movement, and there are no rare or endangered species or vernal pools near the proposed driveway. Replication areas were discussed. A waiver from Storm Water Standards will be required. Dan Bartkus made a motion to continue to the next meeting. The Commission voted unanimously to continue. 8:24 pm.

Without any further questions, a motion to adjourn was made and seconded with all in favor.

The meeting adjourned at 8:25 pm.

Respectfully submitted,

Dan Bartkus
Chairman
(prepared by Susan Kalagher)