



# **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 6, 2022**

**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, Anthony Maressa, Carrie Monty, Agent Matt Marro, and Secretary Susan Kalagher

**Absent:** Vic Pelletier

**Guests:** Chris Mossman, Joyce & Jody Woodruff, Anthony Cleaves, Jonathan Collette, William Boucher, Alyssa Jacobs, Megan Buczynski, Steve Crisafulli, Rene Pain, Keith Barnaby

### **Documents, Plans and Other Exhibits**

1. Plan – 45 North Common Road
2. Plan – 8 Winters Drive
3. Plan – 31 Newcomb Road
4. Plan – 33 Newcomb Road
5. Plan & Photos – Beach improvements Crow Hill Pond
6. Plan – Lot 7 Davis Road

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

### **MINUTES**

The Minutes of September 15, 2022 were unanimously approved.

### **Certificate of Compliance**

66 Overlook Road / #336-160 / from 1994 – unanimously approved as recommended by Matt Marro.

**NOI**  
**45 North Common Road**  
**Gedrites**

7:05 pm The public hearing for the replacement septic systems for two existing single family houses at 45 North Common Road requested by Mildred Gedrites was opened. Chris Mossman explained the project and provided proof of notification of abutters. The project has been approved by Board of Health and has Town water. Erosion Control was discussed. DEP has not yet issued a number. After discussion, a motion was called by Tim Sheehan and second by Carrie Monty to approve with the condition that the Order of Conditions be held until a DEP number has been issued. The motion passed with all in favor. The public hearing closed at 7:11 pm.

**NOI**  
**31 and 33 Newcomb Road**  
**Lemay**

7:11 pm. The public hearing requested by Michael Lemay for the replacement of 2 septic systems at 31 and 33 Newcomb Road was opened. Anthony Cleaves and Jon Collette of Haley Ward gave the overview of the project with a small amount of grading in the buffer zone on 31 Newcomb Road. They next reviewed the plan for 33 Newcomb Road and discussed the erosion control. With no questions from the Commission or the audience, both projects were unanimously approved upon a motion by Anthony Maressa with a second by Tim Sheehan. The public hearing was closed at 7:16 pm.

**RFD**  
**21 Rock Maple Lane**  
**Zhuravlyov**

7:16 pm The public meeting requested by Konstantin Zhuravlyov for the removal of dead trees at the lawn and wetland edge of 21 Rock Maple Lane and 38 White Pine Drive was opened. Matt Marro explained the project including Mr. Zhuravlyov's property and 38 White Pine Drive owned by Jamison Yi. After review, Tim Sheehan made a motion to approve as a negative determination and Carrie Monty seconded the motion. Dan Bartkus abstained. The vote passed. The public meeting was closed at 7:20 pm.

**NOI**  
**Crow Hill Pond Beach Improvements**  
**MA Department of Conservation and Recreation**

7:20 pm The public hearing for beach improvements at Crow Hill Pond was opened. Alyssa Jacobs of Epsilon Associates gave the overview of the projects including creating ADA accessible pathways between the existing parking lot, restrooms, and the beach, repairs to the Civilian Conservation Corps retaining wall along the beach, stairway repairs and enlargement, and landscaping improvements. A DEP number has not yet been issued. Matt Marro did not recall having an Order of Conditions for a draw-down as shown on the photos that were submitted and asked that they check on that. Tim suggested that the meeting be continued to October 27<sup>th</sup>. A motion was made and seconded with all in favor. The meeting was closed at 7:29 pm.

**NOI  
Lot 7 Davis Road  
Kemp**

7:30 pm The public hearing requested by Brandon Ducharme on behalf of Carl Kemp for the construction of a single family dwelling on Lot 7 Davis Road was opened. Brandon Ducharme of David E. Ross Associates, Inc. gave the overview of the project with the driveway and associated retaining walls located within the 100-ft. buffer zone. The house and well will be located outside of the buffer zone. The driveway will improve access to the site and entails replacing the existing 15" metal culvert with 2 new 12" culverts. After discussion the Commission asked that one of the replacement pipes be changed to 15". Anthony Maressa had questions about the gravity block retaining wall. Matt Marro has visited the site and recommended that this be continued to October 27, 2022 to give the applicant an opportunity to:

1. Provide more detail on the wall
2. Wait for comments and number from DEP
3. Show rip rap along the pipe
4. Change the sizing of the pipe.

The Commission unanimously voted to continue the hearing to October 27, 2022. The hearing closed at 7:42 pm.

**RFD / Continued  
3 Shore Avenue  
Porrier**

The public meeting requested by Andrew Porrier for the addition of sand to an existing beach with the addition of a landscape border between the lawn and beach to prevent future erosion and the removal of a tree at 3 Shore Avenue was first scheduled for July 21, 2022. It was continued to the next meeting on August 25, 2022 to give Mr. Porrier an opportunity to provide a plan and other information as requested by the Commission. Mr. Porrier was not present at the continued meetings of August 25<sup>th</sup>, September 15<sup>th</sup>, and October 6<sup>th</sup> and did not contact the Commission. The Request was Withdrawn upon recommendation by Matt Marro.

**NOI / Continued  
8 Winters Drive  
Woodruff**

7:43 pm The continuation of the public hearing requested by Jody Woodruff for a removable dock on his property and 2 granite posts placed in the right-of-way to Wyman's Pond was opened. After discussion, the Commission again advised Mr. Woodruff that the granite posts would not be allowed on the right of way without the approval of all parties with interest in the right-of-way. The posts could be placed on private property. Former Conservation Agent, Bob Maki had issued an Enforcement Order as many at 6 or 7 years ago for the removal of the posts. Failure to remove the posts will result in a fine of \$100. per day. Carrie Monty made a motion to approve the dock and to remove the granite posts from the right-of-way. The posts could be moved to private property. There was a second, and the motion passed unanimously and the public hearing closed at 7:57 pm.

**FIELD CHANGE**

Matt Marro recommended approval of a field change for a temporary bridge for work on the culvert on Old Town Farm Road.

**ADJOURN**

The meeting was adjourned with all in favor at 8:00 pm.

Respectfully submitted,

Dan Bartkus

Chairman

(prepared by Susan Kalagher)