



# **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 September 15, 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, Carrie Monty, Agent Matt Marro, and Secretary Susan Kalagher

**Absent:** None

**Guests:** Brian Marchetti, Chris Mossman, Jerry Wheeler, Peter Normandin, Sheryl Vaillette, Rene Paine

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

1. Plan – 95 Aubuchon Drive
2. Plan – 8 Winters Drive
3. Plan - 435 South Ashburnham Road
4. Plan and Photos – 25 Notown Road
5. Plan – 31 Newcomb Road
6. Plan – 33 Newcomb Road

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.

### **MINUTES**

The Minutes of August 25, 2022 were unanimously approved.

### **DISCLOSURE**

Matt Marro filed a disclosure with Stephanie Lahtinen, Town Administrator, that he delineated wetlands for 31 and 33 Newcomb Road.

**NOI**  
**435 South Ashburnham Road**  
**The Normandin Group, Inc.**

7:05 pm The public hearing requested by The Normandin Group, Inc. for a replacement septic system for an existing single family house at 435 South Ashburnham Road was opened. Chris Mossman gave the overview of the project and provided proof of abutter notification. The Commission reviewed the plan showing the tree line. Approximately 10 tall white pine trees will be removed. A variance has been requested from the Board of Health and no work will be allowed until the project has the approval of the Board of Health. The project was unanimously approved upon a motion by Tim Sheehan and second by Vic Pelletier. The public hearing was closed at 7:10 pm.

**RFD**  
**Rice Meadow Pond**  
**25 Notown Road**  
**Rice Meadow Fly Fishing Club, Inc.**

7:10 pm The public meeting requested by the Rice Meadow Fly Fishing Club for improvements to the dam at Rice Meadow Pond was opened. Chris Mossman gave the overview of the project. With drought conditions that we have been experiencing, the water level has dropped significantly creating an opportunity to act on recommendations from the Office of Dam Safety. Debris blocking the spillway will be removed and lower water levels will give a good opportunity to install riprap along an eroded grass slope that has been undercut by wave action. Matt Marro visited the site and agreed that this would be an opportune time for this work. With no further questions, the project was unanimously approved with a motion by Tim Sheehan and second by Anthony Maressa. The public meeting was closed at 7:20 pm.

**Continued to October 6, 2022**

The following hearings were not published in the Gardner News and could not be opened. They will be continued to October 6, 2022.

- 1. NOI 31 Newcomb Road**
- 2. NOI 33 Newcomb Road**
- 3. RFD 38 White Pine & 21 Rock Maple**

**NOI Continuation**  
**95 Aubuchon Drive**  
**Weissman / Aubuchon Realty Trust**

7:30 pm The continuation of 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. A plan showing the riverfront area was reviewed and all comments from DEP have been addressed. A 6 ft. fence was proposed, but at the request of abutters at the Planning Board meeting, a 10 ft. fence was agreed upon. Storm water filters were discussed. After review and motion by Tim Sheehan and second by Anthony Maressa it

was unanimously voted to approve the project. Brian Marchetti requested that the Order of Conditions be sent to him. The public hearing closed at 7:37 pm.

**RFD**  
**3 Shore Avenue**  
**Porrier**

The applicant was not present – the meeting was continued to October 6, 2022.

**NOI**  
**8 Winters Drive**  
**Woodruff**

The applicant was not present – the meeting was continued to October 6, 2022.

**ADJOURN**

The meeting was adjourned with all in favor at 7:42 pm.

Respectfully submitted,

Dan Bartkus  
Chairman  
(prepared by Susan Kalagher)