



Town of Westminster

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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Jon Wyman, chairman Marie Auger, vice chair Dan Bartkus Andrew Rice Mike Smith

November 7, 2019

Definitive Subdivision Plan for BRNG LLC - Kiwi Court

Owner/Applicant: BRNG LLC
 164 South Ashburnham Road
 Westminster, MA 01473

Property Location: 66 South Ashburnham Road, Tax Map 28, Lot 6

Zoning District: Residential-II

Application Request: Definitive Subdivision Approval per MGL Chapter 41, Section 81K (Subdivision Control Law) and Chapter 231 of Westminster Town Bylaws (Subdivision of Land) to construct a new reduced road standard roadway (Kiwi Court) that will connect to South Ashburnham Road and serve one existing house lot and one new house lot.

Application Timeline:
Subdivision Plan Filed: October 4, 2019
Public Hearing Date: November 12, 2019
Decision Deadline: 90 days after close of public hearing

Background Information: The project will result in a new private way (Kiwi Court) that will connect to South Ashburnham Road and serve one existing house lot and one new house lot. The new lot will be served by an on-site well and septic system.

A review of the permit history of the three properties indicates that there are no outstanding Variances or Special Permits for these properties.

Comments from Other Departments/Boards: The subdivision plans were distributed to the following municipal entities for review and comment: Department of Public Works, Board of Health, Conservation Commission, Fire Department, Police Department, Building Department, and Zoning Board. The following comments were received:

Board of Health (comment letter submitted to the Planning Board on October 17, 2019):

The Board of Health will need to review and approve any plans for private wells and septic systems.

Department of Public Works (e-mail dated October 7, 2019):

This subdivision is located on a state highway therefore Public Works does not have jurisdiction over the access or the signage.

We recommend that the Planning Board require that the applicant obtain an Access Permit from the MassDOT prior to the start of construction.

Conservation Agent (e-mail dated October 17, 2019):

I have reviewed the plans from Trowbridge Engineering entitled “Definitive Subdivision Plan” and the stormwater report entitled “drainage calculations” I have also inspected the site with respect to proposed house locations, the drainage system as proposed and wetland locations.

It is my opinion, that the submission meets the storm water management requirements. I have examined the calculations with respect to the locations of the design points submitted and the numerical factors used in the calculations and find that it is more than adequately designed and should experience no issues if built as designed.

Fire Department (see attached letter dated October 9, 2019)

Planner Comments:

1. The Applicant must decide which of the newly created lots will have ownership of Kiwi Court. Roadway ownership should be clearly depicted on the Definitive Subdivision Plan that is submitted for Planning Board endorsement.
2. Town Counsel will need to review and approve the homeowner association documents that outline the maintenance responsibilities for Kiwi Court. The Planning Department has yet to receive these documents.

Requested Waivers:

See attached waiver letter prepared by Trowbridge Engineering LLC, dated October 4, 2019.

Exhibits:

1. Application cover letter from Trowbridge Engineering LLC, dated October 4, 2019.
2. Application for Definitive Subdivision Approval dated October 4, 2019.

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3. Plan entitled "Definitive Subdivision Plan - Kiwi Court Subdivision" for BRNG LLC, prepared by Trowbridge Engineering LLC, dated October 4, 2019.
 4. Plan entitled "Definitive Subdivision Plan prepared for BRNG LLC" prepared by Szoc Surveyors, Dated October 4, 2019.
 5. Waiver request letter prepared by Trowbridge Engineering LLC, dated October 4, 2019.
 6. Drainage Calculations prepared by Trowbridge Engineering LLC, dated October 4, 2019.
 7. Tax card for the properties from the Westminster Assessor's office.

Outstanding Issues:

Address the issues raised through the departmental review process.