



Town of Westminster

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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Lawrence Skamarycz, Chair

Marie N. Auger, Vice Chair

Dan Bartkus

Gregg Buckman

Jodi Snyder

Planning Board Meeting Minutes - September 28, 2021

Members present: Marie Auger, Dan Bartkus, Jodi Snyder and Greg Buckman.

Staff: Town Planner, Stephen Wallace & Andrea Mastrototaro, Recording Secretary

Absent: Larry Skamarycz

Additional Attendees: S. Dawley, Suzanne Lariar, Michele & Peter Carlson, John King, Debra & Dean Johnson, Karen & Michael Saunders, Eric Wyson, Andrew Storm, Candi Hitchcock, Ken Salmi, K. Frigas and Wesley Flis.

M. Auger called the meeting to order at 7:00 PM.

Administrative Matters

First order of business, Approve meeting minutes from September 14, 2021. G. Buckman made a motion to approve all minutes as presented. D. Bartkus seconded, all in favor, motion carried (3-0).

Next order of business, Approval Not Required (ANR) plan for John King, 57 Bacon Street, lot line adjustment with neighbor (no new building lots). Tax Map 89, Lot 25.

D. Bartkus made a motion to endorse as presented. G. Buckman seconded, all in favor, motion carried (4-0).

Next order of business, Approval Not Required (ANR) plan for Peter & Michelle Carlson, Turtle Cove Lane, lot line adjustment with neighbor (no new building lots). Tax Map 183, Lots 3 & 3.2.

D. Bartkus made a motion to endorse as presented. G. Buckman seconded, all in favor, motion carried (4-0).

Next order of business, Approval Not Required (ANR) plan for Donald Foster, creation of one new building lot at 1 Waterman Lane. Tax Map 112, Lot 18.

D. Bartkus made a motion to endorse as presented. G. Buckman seconded, all in favor, motion carried (4-0).

Next order of business, Planning Board report to the Department of Public Works on the layout out of Heritage Lane, Kimberly Lane & Old Mill Circle (Westminster Properties LLC, Petitioner).

D. Bartkus made a motion to forward to the Town Meeting for approval. G. Buckman seconded, all in favor, motion carried (4-0).

Continued Public Hearing –Definitive Subdivision for JP Dell LLC (owner/applicant): 12-lot cluster housing subdivision (Porter Page Road) off Bean Porridge Hill Road (Tax Map 29, Lot 3).
Continued to October 12 hearing night at the applicant’s request.

Continued Business

Preliminary discussion regarding potential subdivision off Knower Road (Map 134, Lot 13), owned by Donald A. LeBlanc Living Trust, Whitman & Bingham Engineers.

W. Flis stated he was before the Board to revisit two requested waivers from the Subdivision Regulations: the length of the dead-end street (Sub Regs Section 231-15, Item A), and the number of dwelling units served by a dead-end street (Sub Regs Section 231-15, Item B).

Town Planner noted that Whitman & Bingham’s traffic consultant has submitted his rationale for the waivers, which the Town’s public safety officials have reviewed and provided comment.

W. Flis stated he is still communicating with the DPW and has comments still to be addressed regarding water and sewer.

W. Flis noted the Fire Department requested the road be pavement and widened to 32 feet and no island.

W. Flis noted he is working with the DPW to bring Town sewer and water to the subdivision.

M. Auger stated she would like to see additional access to Open Space.

W. Flis will move forward with the project as presented.

Planning Board working session:

Discuss two zoning amendments: 1) changing all Zoning Bylaw references of the Board of Selectmen to Select Board; and 2) clarifying the applicability section of the solar power bylaw. The Board discussed and agreed to the amendments. The Board will hold its required public hearing on these amendments on Tuesday October 12th at 7:30 PM.

Adjourned: 7:43 pm

Documents reviewed at this meeting include:

- Approval Not Required (ANR) plan for John King, 57 Bacon Street.
- Approval Not Required (ANR) plan for Peter & Michelle Carlson, Turtle Cove Lane.
- Approval Not Required (ANR) plan for Donald Foster, creation of one new building lot at 1 Waterman Lane.
- Department of Public Works request for Planning Board recommendation on the layout out of Heritage Lane, Kimberly Lane & Old Mill Circle (Westminster Properties LLC, Petitioner).
- Letter from Pare Corporation, dated September 19, 2021, outlining the rational for two waivers from the Subdivision Regulations for the potential Knower Road subdivision.
- Collection of input from Town’s public safety officials regarding the letter from the Pare Corporation.
- Two draft zoning amendments: 1) changing all Zoning Bylaw references of the Board of Selectmen to Select Board; and 2) clarifying the applicability section of the solar power bylaw.