



# Town of Westminister

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: October 12, 2021**

Held at the Westminister Senior Center, 69 West Main Street.

Members present: Marie Auger, Larry Skamarycz, Jodi Snyder and Greg Buckman and Town Planner, Stephen Wallace.

Absent: Dan Bartkus

Additional Attendees: Chris Mossman and Larry Streeter

L. Skamarycz called the meeting to order at 7:00 PM.

### *Administrative Matters*

First order of business, Approve meeting minutes from September 28, 2021, and revised Planning Board minutes from December 8, 2020.

G. Buckman made a motion to approve the September 28, 2021 minutes as presented. M. Auger seconded, all in favor, motion carried (3-0).

Meeting minutes December 8, 2020 tabled.

Next order of business, Approval Not Required (ANR) plan for Larry Streeter, 133 Ellis Road, two new flag lots and one out-lot (Tax Map 126. Lot 105).

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

Next order of business, Review Planning Board fee schedule.

The Town Planner noted that the fees for site plan review were revised back in 2018 at the height of the solar power boom. Jodi's research indicates that Westminister fees are behind other surrounding Towns.

The Board discussed the fees to be revised and presented at a Public Hearing.  
Potential new fee for:

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- ANR plans, \$200/each new lot off the master lot.
- Preliminary Subdivision Plan, remains as is.
- Definitive Subdivision Plan, currently \$1500, increase to \$2500.00
- Special Permit, currently \$200, increase to \$1000.
- Request for lot release, currently \$75, increase to \$100/lot

#### *Continued Public Hearings*

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). To be continued to October 26 hearing night.

L. Skamarycz opened the continued hearing for 12-lot cluster housing subdivision (Porter Page Road) off Bean Porridge Hill Road.

L. Skamarycz made a motion to extend the hearing to October 26, 2021 at 7:00 pm. G.Buckman seconded, all in favor, motion carried (4-0).

#### *Public Hearing*

Consideration of two zoning amendments for the November Special Town Meeting.

L. Skamarycz read the notice into the minutes.

- 1) Change all Zoning Bylaw references of the Board of Selectmen to Select Board;
- 2) Clarify the applicability section of the solar power bylaw.

#### *No public comments*

G. Buckman made a motion to move the amendments to the Special Town Meeting. M. Auger seconded, all in favor, motion carried (4-0).

Adjourned: 7:32 pm

Materials reviewed at this meeting:

- ANR plan for Larry Streeter.
- Planning Board's existing fee schedule.
- Two zoning amendments presented by the Town Planner.

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