



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

Phone: (978) 874-7414

swallace@westminster-ma.gov

Lawrence Skamarycz, Chair

Marie N. Auger, Vice Chair

Dan Bartkus

Gregg Buckman

Jodi Snyder

Planning Board Meeting Minutes – February 8, 2022

Members present: Marie Auger, Dan Bartkus, Jodi Snyder and Gregg Buckman
Town Planner, Stephen Wallace.

Absent: Larry Skamarycz

Staff: Andrea Mastrototo, Recording Secretary

Additional Attendees: Lorna & Mark Rouleau, Jerry & Elaine Bouchard, Alan Barrett, Mary Ann Murphy, Brian Marchetti, Isaiah Grigos, Ida Minkinen, Josh Olson and John Bowen.

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

Administrative Matters

First order of business: approve meeting minutes from January 25, 2022.

G. Buckman made a motion to approve the January 25, 2022 minutes.

D. Bartkus seconded, all in favor, motion carried (4-0).

Continued Public Hearings

Definitive Subdivision for JP Dell LLC (owner/applicant): 10-lot cluster housing subdivision (Porter Page Road) off Bean Porridge Hill Road (Tax Map 29, Lot 3).

D. Bartkus recused himself.

B. Marchetti discussed the redesign and asked the Board to reconsider the waiver for a 10-lot subdivision.

B. Marchetti noted the 12-lot subdivision would not be economically feasible. The lots would be larger and there would be less open space.

The Board members stated they were not going to change their views, they will not allow the waiver. No vote necessary.

Next order of business, Westminister Owner LLC (owner/applicant): Site Plan approval to construct a 600,000 square foot warehouse with 25,000 square feet of office space on Lot 1-7 within the Westminister Business Park (Tax Map 72, Lot 1).

G. Buckman made a motion to continue the public hearing to February 22, 2021 at 7 pm.

J. Snyder seconded. Motion carried (4-0).

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New Business

Next order of business, Planning Board discussion with abutters regarding a potential zoning change for eight parcels that front on Worcester Road, Marshall Hill Road and Leominster Street.

The Town Planner explained there are eight (8) existing parcels with homes that are currently zoned C1 (commercial) and J. Olson would change the current C1 to R1 (residential).

J. Olson stated he owns 2 lots on Worcester Road, 1 on Marshall Hill Road and 3 on Leominster Street. J. Olson believes the area has a neighborhood feel and is requesting that the zoning be changed from Commercial-I to Residential-I. This zoning change would enable him to build as many as six new houses on his lots.

Three abutters submitted letters stating their opposition to the proposed zoning change.

M. Murphy asked how long this area had been Commercial-1. G. Buckman indicated it was somewhere around 1974.

L. Rouleau stated she and M. Rouleau does not support the change. They would like to have the option in the future to have a business.

There was discussion regarding the allowable uses in both zones.

J. Olson indicated if the area remains C-1, he would have the ability to divide his land into more lots as the dimensional requirements are less for C-1.

The four owners present and the letters submitted are not in favor of the change.

The Board decided not to support this change going to Town Meeting.

The Town Planner informed J. Olson that he could petition to rezone his parcel or petition the ZBA for a Use Variance.

Next order of business, Planning Board review and comment: Variance petition to Zoning Board to allow the Hager Park Commission to divide land at 24 Hager Park Road (Route 140).

The Town Planner indicated the division would donate 6 acres to the Town and leave 3 acres to remain with the house.

The Board discussed and determined there was enough land to support and septic repair, if needed.

D. Bartkus made a motion to support the Variance. J. Snyder seconded. Motion carried (4-0).

Last order of business: Town Planner report for January.

Adjourned: 8:10 pm

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Documents discussed at this meeting:

- Draft meeting minutes for January 25, 2022.
- Letter from McCarty Engineering requesting the Board reconsider its waiver request for the Porter Page Road subdivision, dated January 5, 2022.
- Rezoning request on behalf of Joshua Olson, dated April 16, 2021.
- Before & after zoning maps prepared by MRPC.
- Letters on behalf of Mark & Lorna Rouleau, Keith & Amy Honkala, and Jerry & Elaine Bouchard stating opposition to the proposed zoning change.
- Zoning Board variance application from the Hager Park Commission.

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