



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 – March 8, 2022

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

Absent: Larry Skamarycz

Additional Attendees: Lorna & Mark Rouleau, Elaine Bouchard, Alan Barrett, Mary Ann Murphy, Ida Minkinen, Josh Olson and Gary Smith.

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

Administrative Matters

First order of business: approve meeting minutes from February 22, 2022.

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

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

Next order of business: Approval Not Required (ANR) plan for Gary Smith to create two new building lots at 54 East Road (Tax Map 139, Lot 15).

G. Buckman made a motion to endorse the ANR plan.

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

Next order of business, Planning Board discussion on a citizen's request to change the zoning for 8 Worcester Road from Commercial-I to Residential-I. The Town Planner explained that the petitioner (Josh Olson of Greenstone Realty LLC) had appeared before the Board on February to seek the same rezoning for eight (8) existing parcels in this area, but the Board declined to endorse that proposal based on abutter's feedback. Mr. Olson has revised his rezoning request so that it affects only his property. Mr. Olson submitted a letter to the Board dated March 8, 2022 stating his case for the zoning change:

- This change would only affect his property and not change the zoning for abutters.
- Residential development would be more appropriate for this neighborhood than commercial.
- The change would not constitute spot zoning because 8 Worcester road abuts residential zoning at two locations.

The Board also received a letter from Jerry & Elaine Bouchard dated March 8, stating their opposition to the zoning change.

The Board also received an opinion from Town Counsel on March 8, weighing in on the matter of spot zoning: if the Board believes that rezoning this property would have some public benefit, then the change does not constitute spot zoning. If the Board believes the zoning change would only benefit the landowner, then the change would constitute spot zoning.

After some discussion, the Board voted unanimously (4 – 0) to hold a public hearing on this matter on Tuesday night, March 22, 2022 at 7:00 PM.

The Board did not take up the matter of Mr. Olson's request to the Zoning Board for a Use Variance for his property, as the zoning change would render moot the need for a Use Variance.

Last order of business: Town Planner report for February.

Adjourned: 7:44 PM

Documents discussed at this meeting:

- Draft meeting minutes for February 22, 2022.
- ANR Plan and application for Gary Smith, 54 East Road.
- Rezoning request from Joshua Olson dated February 9, 2022.
- Letter from Josh Olson dated March 8, 2022, stating the benefits of the zoning change.
- Letter from Jerry & Elaine Bouchard stating opposition to the proposed zoning change.
- Zoning Board Use Variance application from Greenstone Realty LLC.