



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

Phone: (978) 874-7414

swallace@westminster-ma.gov

Gregg Buckman, Chair

Marie N. Auger, Vice Chair

Dan Bartkus

Jodi Snyder

Planning Board Meeting Minutes - June 14, 2022

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

Additional Attendees: Jaclyn Nally, John Aalto and Alex Szoc

G. Buckman called the meeting to order at 7:00 PM.

Administrative Matters

First item on the agenda, approval of minutes from May 24, 2022.

D. Bartkus made a motion to approve the minutes from May 24, 2022 as presented. J. Snyder seconded. All in favor, motion carried (4-0).

Next item on the agenda, Approval Not Required (ANR) plan for Aalto Living Trust, 161 Davis Road, lot line adjustment, no new building lots (Map I 83, Lots 16 & 17).

The Board reviewed.

D. Bartkus made a motion to endorse the plan as presented. M. Auger seconded. All in favor, motion carried (4-0).

Next items on the agenda, Zoning Board case - review & comment: Special Permit request from Mathew Gould to demolish an existing home and build a new one at 22 Old Oak Avenue (Tax Map 64, Lot 76).

M. Auger made a motion to support this request. D. Bartkus seconded. All in favor, motion carried (4-0).

Next items on the agenda: review & comment on a Zoning Board case: Finding request from AG Signs & Graphics on behalf of Wachusett Mountain. The Mountain would like to remove a pre-existing non-conforming sign located on the corner of Worcester Road and Mile Hill Road (within the Town's right-of-way) and replace it with a slightly larger sign.

D. Bartkus made a motion to support this request. J. Snyder seconded. All in favor, motion carried (4-0).

Next items on the agenda, Chapter Land Withdrawal Request: review & comment: request from Robert & Roselind Bourgeois to withdraw 8.9 acres from the Chapter 61B program- Town has right of first refusal. This item is passed over as the landowner has informed the Town that they no longer plan to sell the land.

Next items on the agenda, Discussion: Open Meeting Law complaint filed by Jill Normandin regarding Planning Board meeting held on April 26, 2022.

D. Bartkus made a motion to send the letter as presented. J. Snyder seconded. All in favor, motion carried (4-0).

Last items on the agenda, Town Planner report for May

Adjourned 7:25

Materials discussed at this meeting:

- Approval Not Required (ANR) plan for Aalto Living Trust, 161 Davis Road, lot line adjustment, no new building lots.
- Zoning Board Special Permit request from Mathew Gould to demolish an existing home and build a new one at 22 Old Oak Avenue.
- Zoning Board case – Finding request from AG Signs & Graphics on behalf of Wachusett Mountain to remove a pre-existing non-conforming sign located on the corner of Worcester Road and Mile Hill Road (within the Town's right-of-way) and replace it with a slightly larger sign.
- Chapter Land Withdrawal Request: review & comment: request from Robert & Roselind Bourgeois to withdraw 8.9 acres from the Chapter 61B program.
- Open Meeting Law complaint filed by Jill Normandin regarding Planning Board meeting held on April 26, 2022 and Town Counsel response.
- Town Planner report for May.