



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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Gregg Buckman, Chair

Marie N. Auger, Vice Chair

Dan Bartkus

Jodi Snyder

Planning Board Meeting Minutes - June 28, 2022

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

Absent: Jodi Snyder.

Additional Attendees: Howard & Mary Blanchard, Elisha Erb, Town Clerk Ellen Sheehan and Alex Szoc.

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

Administrative Matters

The Chair decided to take up the Westminister Business Park's lot release request first as the Town Clerk was in attendance to witness signatures. The Town Planner explained that the new consolidated bond for the Park's remaining infrastructure work is in place, freeing up the Board to release Lot I-8. The buyer for Lot I-8 will come before the Board next month for Site Plan approval to build a new warehouse. Marie Auger made a motion to approve the lot release, Dan Bartkus seconded, and the Board voted 3 – 0 to approve the lot release. The Board affixed their signatures to the Form E, the Town Clerk witnessed the signatures and affixed her stamp and the Park's lawyer (Elisha Erb) walked away with the fully executed lot release.

Next on the agenda, Approval Not Required (ANR) plan for Howard & Mary Blanchard and Cecile Kelemen, land swap (no new building lots) at 247 & 249 West Princeton Road (Tax Map 190, Lots 2 & 4). The Town Planner explained that this was a simple land swap between two abutting property owners. D. Bartkus made a motion to endorse the plan as presented. M. Auger seconded. All in favor, motion carried (3-0).

Next on the agenda, approval of minutes from June 14, 2022. D. Bartkus made a motion to approve the minutes from June 14, 2022 as presented. M. Auger seconded. All in favor, motion carried (3-0).

Last item on the agenda, Planning Board working session on zoning amendments. The Town Planner suggested tabling this item until the Board had all of its members in attendance. The Board will have a new member in July and Jodi was absent from this meeting, so the Board voted 3 – 0 to table this matter for the time being.

Adjourned 7:15 PM

Materials discussed at this meeting:

- Draft meeting minutes from June 14, 2022.
- Approval Not Required (ANR) plan for Howard & Mary Blanchard and Cecile Kelemen.
- Form E – Partial Release of Conditional Approval Contract (release of Lot I-8, Westminster Business Park).
- Draft zoning amendments for new floodplain bylaw, new Smart Growth overlay district, and revisions to the design standards for cluster subdivisions.