



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

Jacky Nally

Planning Board Meeting Minutes – July 26, 2022

Members present: Gregg Buckman, Marie Auger, Jodi Snyder, Dan Bartkus and Jaclyn Nally.

Staff: Stephen Wallace – Town Planner and Andrea Mastrototoro - Recording Secretary

Additional Attendees: Paule Burgess, Tom Burgess, Patti & Ken Sylvia, Tom Ryah, Peter Romano, Margaret Romano, Beth Romano, Heather Billings, Stephen Barck, Sheryl Varllette, Stephen Palmer, Ethan & Ann Lutz, Carey Doncette, MaryAnn & James Falconer, Rozanne Webb, John Miller, Missy Banks, Marc & Kristina Picariello, Karen and John Aveni.

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

Administrative Matters

First item on the agenda, approval of minutes from June 28, 2022.

J. Snyder made a motion to approve the minutes from June 28, 2022 as presented. J. Nally seconded. All in favor, motion carried (5-0).

Next item on the agenda, Approval Not Required (ANR) plan for JP Dell LLC for one new house lot on Potato Hill Road (Tax Map 29 Lot 3). Tabled

Next items on the agenda, Waiver Request from Snow Hill Development LLC: waiver from Section 231-29 of the Subdivision Regulations: length of time for the bituminous concrete base to be in place before application of the finished coat.

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

Continued Public Hearing

Next items on the agenda, 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).

G. Buckmann read the public hearing notice into the minutes.

B. Marchetti gave a brief overview of the changes to the plan, they are as follows;
10 lots instead of 12.

Lots have approximately 120 feet frontage and 40,000 square feet.

An ANR lot has been added on Bean Porridge Hill Road.

M. Auger made a motion to continue the public hearing to August 9, 2022 at 7 pm at the Senior Center. J. Snyder seconded. All in favor, motion carried (3-0). D. Bartkus abstained. J. Nally did not vote.

New Public Hearing

Next items on the agenda, Site Plan approval for New England Sheets LLC (owner/applicant): Site Plan approval to construct a 382,500 square foot warehouse on Lot I-8 within the Westminster Business Park (Tax Map 72, Lot 2).

G. Buckmann read the public hearing notice into the minutes.

The Town Planner indicated the Department reviews were done July 13, 2022.

B. Marchetti gave an overview of the proposed project. The following are the main points of the project;

The parcel is 44 ½ acres.

Warehouse is near access to the Railroad.

Currently the parcel has an active Earth Removal Operation.

Trucks will access the warehouse via Theodore Drive.

The pad site will be ready in approximately 1-½ years.

Warehouse is 382,500 square feet.

Roadway grade is 5%.

Gated access for trucks.

150 parking space, the remaining spaces is a reserved area.

Stormwater will be collected and treated on-site.

An Abbreviated Notice of Resource Area Delineation (ANRAD) on file with Conservation Commission.

The project is outside the 25 foot no touch zone.

Low Impact Development (LID) does not apply to this project.

Main driveway is 35 feet wide.

All utilities are already at the street.

The tenants will be using the Railroad.

There has been a MEPA filing (Massachusetts Environmental Protection Act) will be revisited as the scope of work has expanded on the parcel. A expanded ENF (Environmental Notification Form) is required.

The Town Planner noted there is an application in for a grant to upgrade the intersection. The Town Planner also noted Tetra-Tech's review will be ready for the meeting August 9, 2022.

C. Tobias gave an update on the traffic study and indicated the two options are a traffic signal or a roundabout. The preferred is a traffic signal.

Public Comment

Residents expressed concerns about the additional wear and tear on the road and the PFAS (per- and polyfluoroalkyl substances) found in area wells.

M. Auger made a motion to continue the public hearing to August 9, 2022 at 7 pm at the Senior Center. J. Snyder seconded. All in favor, motion carried (5-0).

New Public Hearing

Next items on the agenda, Site Plan approval for 95 Aubuchon Trust (owner/applicant): Site Plan approval to add 80,000 square feet to the existing warehouse at 95 Aubuchon Drive (Tax Map 100, Lot 78).

G. Buckmann read the public hearing notice into the minutes.

B. Marchetti gave a overview of the proposed project. The following are the main points of the project;

The parcel is 32 acres.

The existing office space & warehouse is 400,000 gross square feet.

The building expansion is to the North.

The existing building is 80,000 square feet.

2.6 acres of impervious surface will be added to the site.

There are 15 loading docks.

1800 square feet of wetland will be filled in, which is an allowable and permitted use.

The Stormwater Management Plan exceed local and State requirements.

No new utilities.

Traffic Study, landscape, lighting and Architectual plans all have been done.

The Town Planner noted Tetra-Tech had done their review.

C. Tobias discussed the traffic study. C. Tobias indicated there is no substantial impact and no overall safety concerns.

Public Comment

A request was made for a traffic light.

Concerns regarding truck traffic turning left.

P. McCarty suggested C. Tobias include additional signage and speak to the Police Chief.

M. Auger made a motion to continue the public hearing to August 9, 2022 at 7 pm at the Senior Center. J. Snyder seconded. All in favor, motion carried (5-0).

Adjourned 8:26 pm

Materials discussed at this meeting:

- Subdivision waiver request from Snow Hill Development for Rowtier Drive.
- ANR plan for JP Dell for one lot on Potato Hill Road.

Materials for Dellogono Way subdivision:

- Subdivision and Stormwater Management applications
- Revised Subdivision Plan
- Revised Drainage Report
- Hydrogeologic Analysis
- Revised Project Cover Letter with waiver requests

Site Plan for New England Sheets - Lot I-8 in the Westminster Business Park:

- Site Plan and Stormwater Management Applications
- Site Plan
- Drainage Report
- Traffic Study
- Waiver Request
- Report submitted by citizen Anne Lutz

Site Plan for 98 Aubuchon Trust, Warehouse Expansion at 98 Aubuchon Drive

- Site Plan and Stormwater Management Applications
- Site Plan
- Drainage Report
- Traffic Study
- Department Review Memo
- Planning Board engineer review of Site Plan and Stormwater