



# 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 - August 9, 2022

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

Absent: Dan Bartkus

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Jonathan Eichman, Tom Rutherford, Paula Burgess, Eila & George Jones, Keith Harding, Stephen Barck, Regina Miller, Matt & Becky Floin, Peter Romano, Margaret Romano, Beth Romano, Mike Vittigleo, Brad Miller, Gerard & Brittany Breau, Ralph B, Melissa Banks, Carol Urban, Virginia & Dock Hooper, Pamela Landry, Richard C, Laura Swansea, Steve Palmer, Heather Billings, Maria Renda, Joe Serio, Ali Tshudy, Jarrod Tshudy, Sheryl Vaillette, Patti Sylvia, Janice LeClair, Amy Tetrault, Nick Smith, Patrick McCarty, Corinne Tobias, Maria Cormier, Karen D., Cobi Nikki, Gwen Farley, John Linnon, Brian Masrchetti, Brian Caligais and Lauren Ladie

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

### *Administrative Matters*

First item on the agenda, approval of minutes from July 26, 2022.

M. Auger made a motion to approve the minutes from July 26, 2022 as presented. J. Snyder seconded. All in favor, motion carried (4-0).

Next item on the agenda, Time extension request to complete the Betty Joe Way definitive subdivision (Bear Investments LLC).

Attorney Aveni indicated the cub cut from MassDOT had taken longer than expected.

M. Auger made a motion to approve the one-year extension to expire October 2023. J. Nally seconded. All in favor, motion carried (4-0).

Next item on the agenda, Update on Sargent Road solar project – revised grading plan, Navisun.

Melinda Cassello discussed the revised drainage plan and indicated the stormwater basin has been enlarged and a diversion berm has been installed.

M. Auger made a motion to approve the revised grading plan as presented. J. Snyder 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).

Attorney Jonathan Eichman explained the difference between a subdivision and an ANR plan. The Town Planner noted the Board of Health currently has a 9-month moratorium on well drilling.

J. Eichman noted contamination is not a provision to not endorse an ANR plan.

J. Eichman stated a subdivision is the same and the applicant also submits plans and permits to the Board of Health. The Planning Board follows the recommendation of the Board of Health. Water quality is the purview of the Board of Health and a condition of approval for all lots to be tested for PFAS.

J. Eichman explained a by right use is determined by Zoning without review. The Planning Board does not have a right to deny site plan approval.

The Town Planner stated the Board has reviewed the conditions and the public comments.

There was a question regarding Town water. The Town Planner stated water will be extended on Bean Porridge Hill Road, which may take 2-3 years.

M. Auger made a motion to close the public hearing. J. Nally seconded. All in favor, motion carried (4-0).

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).

B. Marchetti stated he had received and responded to Tetra-Tech's comments. B. Marchetti noted the 26 comments and the changes were all minor and the plan will be revised this week.

B. Marchetti reviewed the comments regarding the following:

1. Plan scale
2. Waste Disposal
3. Locus Scale
4. Architectural plans not completed
5. Snow Storage
6. Railroad / driveway crossing
7. Contours
8. UV degradable compost filter socks
9. Show entrances & egresses at the building
10. Location of 60" catch basin
11. Utilities shown on plan
12. Stormwater test pits
13. Roof type
14. Third party testing data
15. Applicant provide proof of coverage under the National Pollutant Discharge Elimination System (NPDES) Multi-Section General Permit (MSGP) for Stormwater Discharges Associated with Industrial Activity
16. SWPPP
17. Erosion control
18. Water quality, sized appropriately
19. Basins do not include the 1 foot freeboard
20. Identify high groundwater
21. Test pit at the infiltration basin
22. Nitrogen removal

23. Calculations for Phosphorus
24. Total disturbed area
25. Operation and Maintenance Plan state an annual report
26. 2 basins connected hydraulically

The Town Planner asked B. Marchetti if he had received the Departments comments. B. Marchetti stated no. B. Marchetti will respond to the public comments in writing. B. Marchetti noted the Licensed Site Professional (LSP) provided a letter to Tetra-Tech .B. Marchetti received and reviewed the Environmental Scientist letter regarding contamination. B. Marchetti noted Tetra-Tech's responses were reasonable.

Other items addressed:

The traffic study has been completed.

Emissions and waste

PFAS testing

The Town Planner suggested a site visit to the applicant's facility in Devens. The Applicant's Attorney agreed to the site visit for the Board members, Fire Chief and LSP but not to include the public.

M. Auger made a motion to continue the public hearing to August 23, 2022 at 7 pm at the Senior Center. J. Snyder seconded. All in favor, motion carried (4-0).

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).

B. Marchetti stated there are no changes to the site plan and all modifications are minor.

B. Marchetti reviewed the responses to Tetra-Tech's comments and noted the following:

1. Plan scale
2. Locus scale
3. Water resource impact
4. Evaluation of Impact on landscaping
5. Crosswalk
6. UV degradable compost filter socks
7. Material storage
8. Bollards at corners of the building
9. Show entrances & egresses at the building
10. The addition on the Southern side is not feasible
11. Basin mislabeled, 3 inch outlet
12. Third-party testing data for water quality volume
13. Applicant to provide proof of coverage under the NPDES CGP
14. LID to be incorporated
15. Nitrogen reduction
16. Phosphorus reduction calculations
17. Earthwork volumes
18. Construction sequencing on erosion plan
19. Phasing be provided on the erosion control plan
20. Operation and Maintenance Plan state an annual report
21. The Stormtech Detail will be revised to reflect the elevation of the ledge removal below the proposed basin.

B. Marchetti noted he has acknowledged the Town Department comments.

C. Tobias indicated she has not had a chance to respond to Tetra-Tech's comments but gave a brief rundown of the items addressed.

#### *Public Comment*

B. Marchetti briefly responded to the public written comments.

The Town Planner noted a right turn is easier and suggested C. Tobias look into it.

M. Auger made a motion to continue the public hearing to August 23, 2022 at 7 pm at the Senior Center.

J. Nally seconded. All in favor, motion carried (4-0).

#### *New Business*

Last item on the agenda, Zoning Board case – review & comment: Variance request from Russell & Nychelle Clark to add an extension to a residential building that will encroach on the required side setback (147 South Ashburnham Road, Tax Map 60, Lot 1).

The Board discussed.

M. Auger made a motion to support as a de minimis change J. Snyder seconded. All in favor, motion carried (4-0).

Town Planner report for July - tabled

Adjourned 9:23 pm

Materials discussed at this meeting include:

- Subdivision time extension letter from Bear Investments LLC
- Revised drainage plan from Navisun for Sargent Road solar site

Materials for Dellogono Way subdivision:

- Subdivision and Stormwater Management applications
- Revised Subdivision Plan
- Revised Drainage Report
- Hydrogeologic Analysis
- Draft conditions of approval

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
- Applicant response to Tetra-Tech comments
- Letter from Applicant's Licensed Site Professional regarding NE Sheets industrial process.
- Letter from Tetra-Tech Licensed Site Professional regarding NE Sheets industrial process and PFAS.

## 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
- Applicant response to Tetra-Tech comments