



# 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 23, 2022**

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

Additional Attendees: Keith Harding, Sheryl Vaillette, Kyle Merbosky, Nick Smith, Patrick McCarty, Corinne Tobias, Courtney Sudak, Jeff Aveni, Brian Marchetti, Margaret & Peter Romano, Chris N., Carol Urban, Adam Bryant, Pamela Landry, Susan Nasiatka, Edward Nasiatka, Crystal Nasiatka, Diane Woodard, Jennifer Hardin, Brian Vachon, Sam Weissman, Paula Burgess, Tom Rutherford, Andrew Storm, Mary Louis Altobelli, Janice LeClair, Maria Renda, Elle & George Jones, Marc Picariello, Dean Johnson, Chris Mossman, Donald Barry, Steve Palmer, Heather Billings, Karen & Dave Libby, David L., Stephen Barck, Coby Nikki, Melissa Banks, and Lisa Rocheleau.

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

### *Administrative Matters*

First item on the agenda, approval of minutes from August 9, 2022.

J. Snyder made a motion to approve the minutes from August 9, 2022 as presented. M. Auger seconded. All in favor, motion carried (4-0).

Next item on the agenda, Approval Not Required (ANR) plan for Jeffrey McAdams for one new house lot at 146 Minott Road (Tax Map 157, Lot 1).

C. Mossman presented and discussed the plan.

D. Bartkus made a motion to endorse the plan as presented. M. Auger 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). Continued to September 13, 2022

Next item on the agenda, Planning Board vote on: 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). Continued to September 13, 2022

### *Continued 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 Westminister Business Park (Tax Map 72, Lot 2).

The Town Planner indicated the applicant has responded to comments. The Town Planner stated he, J. Nally, Heather Billings, Ronald Myrick, Tetra-Tech's Licensed Site Professional (LSP) have toured the facility at Devens August 18, 2022.

B. Marchetti gave a recap of the project. N. Smith reviewed and explained the Deven's facility and process.

The Town Planner asked about the wastewater. B. Marchetti stated there will be less than 1000 gallons per day and Municipal water is used and returns to the Municipal wastewater system.

B. Marchetti noted the following:

- 1 dumpster of trash generated per week.
- Cornstarch is housed in the silo.
- Raw materials enter through the South side.
- Shipping is in the Northwest corner of the building.
- The building is 40 feet in height and not visible from Theodore Drive.
- Traffic is estimated at 100 trips per day.

C. Tobias stated the 100 trips are not all trucks, employees are included. The Institute of Transportation Engineers developed a standard that is used to calculate the numbers.

C. Sudak, Tetra-Tech agreed with C. Tobias's statement and will respond in writing.

The Town Planner asked B. Marchetti if he was prepared to respond to the new public comments that were submitted. B. Marchetti read through the new Tetra-Tech comments:

- Architectural Plans - a waiver will be requested.
- Snow storage - updated, no snow in basins.
- MassDEP test pits - test pits in the West provided, the East not done yet.
- Roof type - Non-metal, membrane type roof, if metal a revision will be made.
- USEPA coverage - acknowledged.
- Temporary sediment basins - relocated as required during construction.

B. Marchetti read through the new public comments:

- Lutz, noise - the backup alarms will meet with MassDEP requirements.
- Percentage of trains vs. diesel shipments - no plan forecasted.
- Carbon off-sets - this is outside the authority of the Planning Board.
- Plant mitigation & Species reduction - see landscaping plan.
- Road repairs - Refer to page one of the August 9, 2022 letter. The Town Planner noted the DPW agrees with McCarty Engineering's letter.
- Taxing the diesel trucks - unreasonable.
- Risk of water contamination - irrelevant and No PFAS imported or exported.
- Chemicals used - cornstarch and Borax.
- Tax and economical analysis - a misunderstanding of the proposed development.
- Alternate access driveway - MassDot is in the process of improving the intersection at Batherick Road.
- Truck traffic - been provided.

M. Auger asked if the roof would accommodate solar. P. McCarty stated the building will be able to structurally support solar. G. Buckman asked about additional jobs. N. Smith stated there are currently 70 employees.

M. Auger made a motion to continue the public hearing to September 13, 2022 at 7 pm at the Senior Center. D. Bartkus seconded. All in favor, motion carried (5-0).

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 addressed the comments he received regarding the site plan, stormwater and public comments.

Sidewalk and privacy fencing have been added to the Site Plan. The responses to the comments as follows:

- Impact on landscape - 1000 feet of 6 foot high privacy fencing
- Materials stored - TBD once there is a tenant.
- Alternate analysis for proposed addition on the opposite side of the building - location on the Southern side is infeasible.
- Nitrogen reduction - Acknowledged, will explore.

The Town Planner asked if the wetlands have been in front of the Conservation Commission.

B. Marchetti stated yes. Planner asked about an entrance modification. B. Marchetti stated there is a minimum area to work with. C. Tobias noted truck turns are feasible and the stop bar will be moved.

#### *Written Public Comment*

- Property is expandable - This is incorrect.
- Driveway too small to handle increased volume - proved adequate to serve the existing facility.
- Privacy noise and nuisance - Privacy fencing added.
- Safety concerns - there is an existing second egress onto Eaton Street.
- Water damage - meets with the Stormwater Management Standards and Westminster Stormwater Bylaws.
- Widen the entrance - no plan to alter the driveway.
- Entrance/Egress noise - all reasonable public comments will be considered and incorporated into the project if they are feasible.

M. Auger made a motion to continue the public hearing to September 13, 2022 at 7 pm at the Senior Center. J.Nally seconded. All in favor, motion carried (5-0).

#### *New Public Hearing*

Next item on the agenda, Preliminary Cluster Subdivision for Jeanson Builders Contracting Inc. (applicant) and Dennis Latorre (owner): 16 cluster housing lots off 12 Park Street (Tax Map 103, Lots 4&6).

G. Buckmann read the notice into the minutes.

S. Donohue, Dillis & Roy presented the plan and noted the following main points:

- The parcel is 28 acres
- Access to Park Street and Spring Street.
- 42% will be Open Space.
- Private wells and septic.

Waiver requested are:

- Dead end exceeds 500 feet, 962 feet proposed with a cul-de-sac.
- Serves more than 10 houses.
- No sidewalks
- 6% grade required - 8% proposed.

The Board would like to make a site visit August 30, 2022 at 10 am.

M. Auger made a motion to continue the public hearing to September 13, 2022 at 7 pm at the Senior Center. J. Snyder seconded. All in favor, motion carried (5-0).

#### *New Business*

Next item on the agenda, Zoning Board case - review & comment: Special Permit request from Andrew Coats to allow the sale of agricultural products on a parcel of land less than five acres at 10 Old Town Farm Road, Tax Map 98, Lot 1.

The Board discussed.

M. Auger made a motion to take no action, not enough information. D. Bartkus seconded. All in favor, motion carried (5-0).

Last item on the agenda, Zoning Board case - review & comment: Special Permit request from the Town of Westminster to allow a wireless communication tower that does not comply with the setbacks required by zoning at the Shady Avenue water tower, Tax Map 83, Lot 10.

The Board discussed.

D. Bartkus made a motion to take no action, not enough information. M. Auger seconded. All in favor, motion carried (5-0).

Adjourned 9:12 pm

Materials discussed at this meeting:

- Approval Not Required (ANR) plan for Jeffrey McAdams for one new house lot at 146 Minott Road (Tax Map 157, Lot 1).

Site Plan for New England Sheets - Lot I-8 in the Westminster Business Park (382,000 square foot warehouse):

- Site Plan and Stormwater Management Applications
- Revised Site Plan 8/12/2022
- Revised Drainage Report 8/12/2022
- Traffic Study
- Town Department Review
- Planning Board Engineer review of site plan and stormwater
- Planning Board engineer review of traffic study
- Applicant's response to Planning Board engineer comments
- Applicant's response to Planning Board engineer comments #2
- Planning Board engineer response to applicant revisions

- Applicant's response to citizen comments #2
- Applicant's response to comments - revised 8/12/2022
- Architectural Rendering of Building
- Industrial Process Description from Applicant's LSP
- Town LSP review of Industrial Process Description

Site Plan for 98 Aubuchon Trust - 80,000 square foot Warehouse Expansion at 98 Aubuchon Drive

- Site Plan and Stormwater Management Applications
- Revised Site Plan 8/12/2022
- Revised Drainage Report 8/12/2022
- Traffic Study
- Department Review Memo
- Planning Board engineer review of Site Plan and Stormwater
- Planning Board engineer review of traffic study
- Applicant's response to Planning Board engineer comments
- Applicant's response to Planning Board engineer comments #2
- Planning Board engineer response to applicant's revisions
- Applicant's response to citizen comments #2
- Applicant's response to comments - revised 8/12/2022

Preliminary Subdivision Plan for Park Meadow cluster housing project

- Preliminary subdivision application
- Preliminary subdivision plan

Zoning Board case – review & comment: Special Permit request from Andrew Coats to allow the sale of agricultural products on a parcel of land less than five acres at 10 Old Town Farm Road.

Zoning Board case – review & comment: Special Permit request from the Town of Westminster to allow a wireless communication tower that does not comply with the setbacks required by zoning at the Shady Avenue water tower.