



Town of Westminster

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: September 13, 2022

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

Absent: Marie Auger

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Lisa Rocheleau, Patti & Ken Sylvia, Jeff Curtis, Mary Ann Murphy, Kyle Merkosky, Steve Palmer, Courtney Sudak, Trevor Fletcher, Sisam Nasiatka, Patrick McCarty, Marc Rouleau, Sheryl Vaillette, Heather Billings, Cobi Nikki, Jeff P., Anne Lutz, Alberto Ortez, Brian Vachon, Keith Harding, Donna Peck, Gwen Farley, Stephen Barck and, Chris N

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

Administrative Matters

First item on the agenda, approval of minutes from August 23, 2022.

J. Snyder made a motion to approve the minutes from August 23, 2022 as presented. J. Nally seconded. All in favor, motion carried (4-0).

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).

C. Mossman presented and discussed the plan.

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

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).

D. Bartkus made a motion to continue to September 27, 2022 at 7 pm at the Senior Center. J. Snyder seconded. All in favor, motion carried (4 -0).

Next items on the agenda, Road Acceptance Recommendation: Lighthouse Lane (Ashoryn Homes)

J. Nally made a motion to recommend the acceptance to go to the November Town Meeting.

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

Next items on the agenda, Road Acceptance Recommendation: White Pine Drive (Woods of Westminster).

J. Snyder made a motion to recommend the acceptance to go to the November Town Meeting. J. Nally seconded. All in favor, motion carried (3 -0). D. Bartkus abstained.

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 Westminster Business Park (Tax Map 72, Lot 2).

B. Marchetti addressed Tetra-Tech's traffic comments.

#7 - TIAS, Traffic Impact and Access Study - Site distance to be provided on the final set, B. Marchetti acknowledged.

#12 - Vehicle trip data, employees and deliveries in writing. B. Marchetti acknowledged.

#16 - MassDOT intersection improvement. B. Marchetti indicated I-8 is not directly tied to the intersection. The Town Planner asked if there was an alternate traffic plan during intersection construction. C. Tobias stated MassDOT requested an update, the numbers to not trip the need for a signal.

#18&19 - The Town Planner noted the Fire Chief was satisfied.

#21 - Second gate, B. Marchetti stated it will be added.

#27 - Tetra-Tech noted truck restriction on South Ashburnham Rd will be a Condition.

#31&32 Sidewalks and crosswalks, The Town Planner stated the owners will have to address that with the Town when they seek road acceptance.

Additional comments from Tetra-Tech:

- The plan indicated a steep grade in the rear and no guardrails. B. Marchetti stated it will be added.
- Tetra-Tech expressed concern with truck traffic over the rail spur. B. Marchetti stated they are not proposing to use the rear access, the Auto Turn will be revised.

The Town Planner read the conditions.

Citizen Ann Lutz wanted to ask more questions and introduce a letter in opposition from Carolinians United, but the Chair denied her public reading of the letter. The Chair went on to rebuke Mrs. Lutz for willfully spreading disinformation about this project and inciting public hysteria. He then asked the Board if they were ready to close the hearing and take a vote.

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

J. Snyder made a motion to accept the site plan with conditions. J. Nally 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 addressed the traffic comments.

#2 - Truck exclusion, no right turns. Tetra-Tech satisfied. B. Marchetti will inform DPW.

#9 - Site distance to be added to the final plan set. C. Tobias stated a field check note will be added.

#10 - The TIAS has not been submitted. C. Tobias indicated she will sent along the correct one.

#17 - Auto turn analysis of a WB67 truck. Tetra-Tech expressed concerns with the access to the loading bays. B. Marchetti stated the bays are the same as what is existing. Additional signage will be added.

#19 - Employee parking potential safety concern. B. Marchetti agreed to the change.

The Town Planner noted there are still outstanding issues for the site.

- Driveway improvement
- Noise mitigation

B. Marchetti stated there is minimum opportunity to widen the driveway. The lane will be striped and signage added.

B. Marchetti indicated a 6-foot vinyl fence which runs from the culver to the building entrance. Mr. Barck asked where the fence was located. B. Marchetti stated along the three neighbors and up the driveway. All parties agreed on a 10-foot high fence.

J. Snyder made a motion to continue to September 27, 2022 at 7 pm at the Senior Center.

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

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).

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

The Town Planner indicated the site visit had been completed. The Town Planner stated the applicant is asking for 5 waivers, they are as follows;

1. Grade required 6 %, proposed 8% and paved width 24 feet not the required 26 feet.

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

2. Dead-end road 962 feet, 500 required

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

3. 16 house lots, 10 is maximum

J. Snyder made a motion to deny the waiver. J. Nally seconded. All in favor, motion carried (4 -0).

4. No Sidewalks, Board recommend one sidewalk on the new road.

D. Bartkus made a motion to deny the waiver. J. Snyder seconded. All in favor, motion carried (4 -0).

5. 4 driveways proposed off the cul-de-sac, 2 is recommended.

D. Bartkus made a motion to deny the waiver. J. Snyder seconded. All in favor, motion carried (4 -0).

New Public Hearing

Last item on the agenda, Stormwater Management Permit for Greenstone Realty LLC, disturbing 3.47 acres of land to build on six house lots at 8 Worcester Road (Map 110, Lot 74 in a Residential-I zoning district).

The Town Planner stated Tetra-Tech has reviewed and the applicant has responded. Tetra-Tech still needs to respond to the applicant.

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

Adjourned 8:25 pm

Materials discussed at this meeting:

- Approval Not Required (ANR) plan for JP Dell, one new house lot on Potato Hill Road.
- Road Acceptance Petition for Lighthouse Lane (Ashoryn Homes).
- Road Acceptance Petition for White Pine Drive (Woods of Westminster).

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

- Site Plan and Stormwater Management Applications
- Revised Site Plan
- Revised Drainage Report
- Traffic Study
- Town Department Review
- Planning Board engineer review of traffic study
- Applicant's response to Planning Board engineer comments on traffic study
- Applicant's response to citizen comments
- Letter from citizen Ann Lutz from Carolinians United.

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
- Revised Drainage Report
- Traffic Study
- Town Department Review Memo
- Planning Board engineer review of traffic study
- Applicant's response to Planning Board engineer comments on traffic study
- Applicant's response to citizen comments
- Proposal submitted by abutter Mr. Barck

Preliminary Subdivision Plan for Park Meadow cluster housing project

- Preliminary subdivision application
- Preliminary subdivision plan
- Stormwater Management Permit application and grading plan for Greenstone Realty LLC, disturbing 3.47 acres of land to build on six house lots at 8 Worcester Road (Map 110, Lot 74 in a Residential-I zoning district.
- Planning Board consulting engineer review of permit application and grading plan.
- Applicant's response to consulting engineer comments.