



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD
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approved
TM 10/25/22

Gregg Buckman, Chair Marie N. Auger, Vice Chair Dan Bartkus Jodi Snyder Jacky Nally

Planning Board Meeting Minutes – September 27, 2022

September 27, 2022

MINUTES

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

Absent: none

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Mary Ann Murphy, Patrick McCarty, L. Greene, Heather Billings, Sheryl Vaillette, Peter Normandin, Trevor Fletcher, Amy Allen, Josh Olson, Andrew O' Connor, Karen Sargent, and Stephen Barck.

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2022 OCT 28 AM 11:56
TOWN OF WESTMINSTER

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

Administrative Matters

First item on the agenda, approval of minutes from September 13, 2022.

J. Snyder made a motion to approve the minutes from September 13, 2022 as presented. J. Nally seconded. All in favor, motion carried (5-0).

Next item on the agenda, Approval Not Required (ANR) plan for Sherry Gelinas, creation of three new building lots with only one having frontage in Westminister, West Princeton Road, Tax Map 205, Lot 1).

The Board reviewed the plan.

M. Auger made a motion to endorse the plan as presented. J. Snyder seconded. All in favor, motion carried (5 -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).

The three voting members present are G. Buckman, M. Auger, J. Snyder.

M. Auger made a motion to endorse the plan subject to the conditions. J. Snyder seconded. All in favor, motion carried (3 -0).

Continued 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.

P. McCarty reviewed the outstanding issues, as follows:

- Fencing will be a 10-foot privacy sound dampening vinyl.
- Do not enter signage added.
- The site triangle has been added to the plan.

P. McCarty addressed Mr. Barck's concerns/requests.

The entrance area fence will be 8-foot vinyl with 2-foot lattice and the remainder of the fencing will be 10-foot solid vinyl. There will be a 2-foot landscape wall at the entrance.
The large bush will be removed and replaced with a flowering shrub.

The Town Planner read the non-standard conditions, there are as follows;

11. Tenant info submitted
12. Future change to be submitted to Planning Board.
13. SWPPP
14. Catch basins cleaning/maintenance.
15. SWPPP and EPA general permit must be obtained.
16. Truck traffic must turn right and exit onto West Main Street.
Work with DPW for final signage and pavement markings.
21. MassDOT permit
- 22 Landscape maintenance
23. Remove bush, re-sod and replace with flowering shrub
Access drive
25. No idling signs installed
26. Rooftop A/C unit to be shielded.
27. Fence will be 8-foot vinyl with 2-foot lattice and the remainder of the fencing will be 10-foot solid vinyl.

M. Auger made a motion to close the public hearing. J. Snyder seconded. All in favor, motion carried (5 - 0).

M. Auger made a motion to approve, subject to the conditions. J. Snyder seconded. All in favor, motion carried (5 - 0).

Next 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 ask Colin of Tetra-Tech if he was satisfied with the applicant's responses. Colin stated yes.

The Town Planner read the non-standard conditions, there are as follows;

4. Permit will lapse September 27, 2024.
5. Discharge permit
6. Gutter guards required
7. On-site erosion controls

D. Bartkus made a motion to close the public hearing. M. Auger seconded. All in favor, motion carried (5 -0).

D. Bartkus made a motion to approve, subject to the conditions. M. Auger seconded. All in favor, motion carried (5 -0).

Adjourned 7:47 pm

Documents discussed at this meeting:

- Approval Not Required (ANR) plan for Sherry Gelinas.
- Definitive subdivision decision for Dellogano Way.

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
- Applicant's response to citizen comments

8 Worcester Road Stormwater Permit

- 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.

A handwritten signature in blue ink, appearing to read "Greg Buckner", with a horizontal line extending from the end of the signature.