



# Town of Westminster

MASSACHUSETTS 01473  
FROM THE OFFICE OF THE  
**PLANNING BOARD**

Phone: (978) 874-7414

[swallace@westminster-ma.gov](mailto:swallace@westminster-ma.gov)

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Jon Wyman, chairman

Marie N. Auger, vice chairman

Jill Normandin

Andrew Rice

Linda Wiest

August 8, 2017

## MINUTES

Planning Board

Meeting Room 222

Members present: Jon Wyman, Marie Auger, Jill Normandin, Andrew Rice, Linda Wiest and Town Planner Stephen Wallace.

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Chris Mossman, Gene LeBlanc, Rachael LeBlanc, Margaret & Matt Dunn, Alan Belanger and John Lawrence.

J. Wyman, Chairman called the meeting to order at 7:00PM and informed those present the meeting was being recorded.

First order of business M. Auger made a motion to accept the minutes with corrections for July 25, 2017 J. Normandin seconded, All in favor, motion carried (5 - 0)

Next order of business: John Lawrence, 354 Carter Rd presented an ANR (Approval Not Required) plan to split a house lot off the master lot. The Board reviewed and discussed the plan. M. Auger made a motion to endorse the plan as presented, J. Normandin seconded. The Board voted all in favor (5-0).

Next on the agenda: the continuation of the Public Hearing for Earth Removal Permit for Lead the Way Development Corporation on Narrows Road. The Town Planner stated Tetra-Tech (TT) and B. Maki, Conservation Commission have reviewed the plan. Tetra-Tech submitted their additional review comments in a letter dated July 27, 2017. B. Maki is satisfied and there are no erosion or drainage problems. B. Maki is content to wait for the applicant to file a subdivision application and provide a pre and post drainage analysis at that time.

The Town Planner asked the Board what they observed on their site walk Saturday August 5, 2017. J. Normandin didn't reference the plan at the time but notice the site was very neat. J. Normandin questioned the amount of wood chips. J. Wyman noted the chips were helpful in marking the boundaries. The Town Planner stated he has put together a suggested list of ten conditions, six are specific to this project and four are general for any permit. The Town Planner states if the Board has any further questions for the applicant, TT or B. Maki that they submit them to him no later than Friday August 11, 2017 in order to have them reviewed/answered for the next meeting August 22, 2017.

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Stephen Wallace  
Town Planner  
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J. Wyman would like a large version of the plan. C. Mossman noted there were only minor revisions to the plan, the new plan is dated August 3, 2017. C. Mossman will get the large version of the revised plan to the Town Planner. The Town Planner has the revised in PDF format.

J. Normandin had some concerns with boundaries and setbacks. J. Normandin also questions why such a large parcel, purchased in 2016 was not registered or permitted. The Town Planner explained that existing earth removal operation before the 2013 bylaw were enacted were required to register within six months of the passage of the bylaw with the Building Commissioner. The Town Planner noted there are no permits granted to any of the three parcels owned by G. LeBlanc.

The plan is reviewed and discussed by the Board and C. Mossman. J. Normandin questioned why there was work in the buffer zone. G. LeBlanc stated that they did not realize they were in the buffer zone. C. Mossman stated there has been no further work in the buffer zone.

J. Normandin questions why they would excavate on the property bought in 2016 without a permit. G. LeBlanc noted that there was a condition with the purchase of the property that allowed for excavation on the property and the abutter's property. J. Normandin asked if there was anything in writing. G. LeBlanc stated no. M. Auger asked what they were using for erosion control if the topsoil has been removed. C. Mossman stated there was silt fence in place. J. Normandin questioned the lack of vegetation on the slopes. C. Mossman stated stump grindings would be used, it's hard to grow vegetation on a 2:1 slope. C. Mossman noted stump grinding will eventually start to sprout. G. LeBlanc noted the flat area would have vegetation.

J. Normandin has a great concern with the steep slopes and the longevity of this operation in a residential neighborhood.

The Town Planner states this plan presents an opportunity to button up the site by the end of next summer and then seek subdivision approval.

The Public Hearing is continued to August 22, 2017.

Next order of business: Execute Clerk of the Works agreement, tabled. The Town Planner states they are not ready; they have not agreed to Tetra-Tech's scope of work, deposited a check or written the open-space deed.

Next on the agenda Dig & Pour time extension for Earth Removal Permit for property within the Rowtier Drive Business Park. The permit was issued in 2010 by the Board of Selectmen to the previous owner and transferred to A. Belanger with the purchase of the property. A. Belanger noted the original cubic yards permitted were 43,000. A. Belanger has only remove 4,000 cubic yards. A. Belanger purchased the property in 2014. A. Belanger will use some of the material to finish the road and infrastructure and eventually turn the road over to the Town. The Town Planner asked how many construction seasons Alan Belanger is away from that goal. A. Belanger will have the basecoat done in 2017 but the road will be ready for acceptance by the Town in 2018. A. Belanger runs his business out of the Business Park and also 198 Narrows Road. A. Belanger has moved approximately 80% of his equipment to the Business Park. The Town Planner asked what is left on Narrows Road. A. Belanger stated 2 storage containers, some pipe and some forming equipment. A. Belanger would like to have everything relocated in the next two weeks to the Business Park.

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J. Normandin asked if A. Belanger has a permit to operate the business from the Narrows Rd locations. A. Belanger stated yes. The Town Planner asked A. Belanger what is the length of the extension he was seeking. A. Belanger stated 3 years. J. Wyman asked when the permit expires. The Town Planner stated the permit expires at the end of August 2017.

J. Normandin questioned the extension length to be 2 years not 3 years. The Town Planner reviewed the bylaws and verified the extension to be 2 years.

M. Auger made a motion to extend the permit until August 2019, L. Wiest seconded, all in favor, motion carried. (5-0)

Next item on the agenda vote to return 53G funds to Brookside Farm LLC for defunct subdivision. J. Normandin asked if the property was stabilized. M. Auger stated the project was never started.

M. Auger made a motion to return the funds, L. Wiest seconded, all in favor, motion carried. (5-0)

The last two items before the Board were reviewing the Westminster Business Park earth removal project's monthly inspection report for July and the Town planner's monthly status report for July.

Meeting adjourned at 8:20 PM.

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