



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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Jon Wyman, chairman

Marie N. Auger, vice chairman

Jill Normandin

Andrew Rice

Linda Wiest

September 12, 2017

MINUTES

Planning Board

Meeting Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Dan Bartkus, Wesley Flis, Jerry Powers, Jeff Aveni and Kathy T.

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

First order of business L. Wiest made a motion to accept the minutes for August 22, 2017 J. Normandin seconded, All in favor, motion carried (3-0).

Next order of business, ANR plan for the Woods at Westminister Golf Course. The plan splits the clubhouse lot, known as lot 127 off of the open space parcel as discussed at the August 22, 2017 meeting. M. Auger made a motion to endorse the plan presented L. Wiest seconded, all in favor, motion carried (4-0).

Next on the agenda ANR plan for S. Nyman splitting 2 lots off property located 2 Old Farm Road. W. Flis presents the Topography map, the board reviews and had discussion. The Town Planner explains the three requirements the Board is looking for on the ANR plan are; is the frontage on a road the Town considers a public way, is there proper frontage and the building porting lot has access from the frontage. M. Auger made a motion to endorse the plan presented L. Wiest seconded, all in favor, motion carried (4-0).

Next on the agenda review of the open space restriction for the Woods at Westminister. All interested parties reviewed and presented a new markup to the Board. J. Normandin questioned the 99 year perpetuity. J. Aveni explained that is a State technicality. The Board is satisfied. M. Auger made a motion to accept subject to Town Counsels approval L. Wiest seconded, all in favor, motion carried (4-0).

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Next item before the Board Ellis Road Solar Farm. W. Flis explains to the Board that the site plan that had been previously approved needs to be split into 5 separate arrays on their own separate parcels and 5 separate permits. The 5 parcels also need to have a 20 foot buffer between them. The 20' will be incorporated into the access road(s). W. Flis will present the revised plans at the October 10th meeting.

Next order of business Zoning Board of Appeals request for a finding for the construction of an addition on the existing house located at 7 Wilson Drive. The Board does not find this to be detrimental. J. Normandin made a motion to support the request M. Auger seconded, all in favor, motion carried (4-0).

Next order of business Zoning Board of Appeals request for a finding for request for a Special Permit to construct a single family home in a floodplain at 1 Virginia Avenue. J. Wyman recused himself due to him being an abutter. The Board discussed and reviewed a letter from the Building Inspector. Comments were heard from J. Powers, abutter. M. Auger states this matter does not concern The Board. M. Auger suggested J. Powers bring his findings to the ZBA hearing. The Board takes no position/no comment on this matter.

Last two items before the Board are the notice received from the State of impending road work on Route 140 and the Town Planner's monthly report for August

The Town Planner would like to work on the zoning amendments the next meeting held on September 26, 2017..

Meeting adjourned at 8:05 PM.

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