



Town of Westminster

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

Planning Board - December 12, 2017 Meeting Minutes

Meeting Room 222

Members present: J. Wyman, M. Auger, Andrew Rice, Linda Wiest and Town Planner Stephen Wallace.
Staff: Andrea Mastrototo, Recording Secretary

Additional Attendees: Ed Boucher, Dan Bartkus, John Chernoch, Alan Maranian, Barry Millman and Chris Mossman.

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 for November 14, 2017 with corrections, L. Wiest seconded, All in favor, motion carried (4 - 0)

Next order of business, approving and signing ANR for John & Ann Chernoch. E. Boucher presented the plan for 3 new lots on 65 Harrington Road. E. Boucher stated lots 1 & 3 have a conservation restriction, and the lots are buildable but will not have buildings on them.

M. Auger made a motion to endorse the plan as presented, A. Rice seconded, All in favor, motion carried (4 - 0)

Next order of business, approving and signing ANR for Edward LaFortune III, one new lot on 93 West Princeton Road. C. Mossman presented a plan showing a 12 acre parcel, one lot to be sold and the remaining land to be a buffer.

M. Auger made a motion to endorse as presented, L. Wiest seconded, motion carried (4-0)

Next on the agenda, continued public hearing for site plan review for Cresticon, Inc. for solar array on 180 State Road East. The Town Planners states there are two issues with this project, the first is the issue with access to the site and secondly the area is an active hazardous waste remediation site. Cresticon also needs to submit a plan with anchored and also moveable panels, which has not been received yet.

No public comment.

M. Auger made a motion to continue the public hearing, L. Wiest seconded, All in favor, motion carried (4-0).

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General Business:

Newton Road subdivision: Town Council reviewed the documents and has a few additional changes.

Updates on Projects:

Village at Old Mill, G. Litchfield informed the Board of the progress.

- Closed on 8 homes.
- 7 house sales pending for next year.
- The model home and 14 lots are still available.
- Hoping for sell out/build out by mid 2019.
- Granite has been installed at both entrances at 2A .
- Shimmed the roadway, the crown was not sufficient.
- Paving to be completed by next year, approximately 2000 ft completed.
- Sidewalks are completed.
- Some curbing to be done.
- As builts are 80% done.
- Underground electrical completed
- Stone bounds to be done.
- Aiming for the paving to be complete by May or June if possible and move forward with the Town acceptance of the road.

G. Litchfield would like to have a bond reduction.

The Town planner suggests Tetra-Tech size up the remaining cost for a bond reduction. The DPW is not in favor of the reduction at this time.

J. Wyman asked what the total number of lots were. G. Litchfield stated 68.

Rowtier Drive Industrial Park, A. Belanger informed the Board of the progress.

- The utilities are down.
- Road is graveled except approximately 5%.
- Paving to be done next year.
- Subsurface drain to be put in after paving
- Gas line main moved across the road.
- There is a lease for some solar.

The Town Planner asked if the he was planning on road acceptance by the next construction season. A. Belanger stated he would like to. The Town Planner asked if he could get an updated spreadsheet. A. Belanger will get the spreadsheet to him.

Woods at Westminster, D. Bartkus informed the Board of the progress.

- 5 foundations are in at the phase 2 section.
- Drainage is in the road.
- The road is graveled and ready to be paved.
- Electrical is in.
- Brian Carlson bought 13 lots and will build the houses.

The Town Planner asked about progressing to phase 3. D. Bartkus stated possible have 3 or 4 foundations in by the spring. He also will be perc testing phases 3 and 4. J. Wyman asked if phases 1 & 2 had individual septic systems. D. Bartkus stated yes. The Town Planner asked if there were a total of 120 lots. D. Bartkus stated there are 38 left out of 126, the 127th lot is the golf course. J. Wyman asked if there was a Homeowner's Association. D. Bartkus stated no.

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Westminster Business Park, The Town Planner reads the memo from S. Powell regarding the progress.

- Earth removal has continued on lot I7.
- Slope adjacent to the rail have been graded and seeded.
- Material is still being moved from the pad area.
- Earth removal to be finished on Lot 7 in 3-4 years.
- If a customer wanted a pad ready site and does not need the rail, the lot could be sold.
- Lot I6 is available and have researched subdividing it into smaller lots.
- Setting up to clear additional roadway and lots to be ready to install additional infrastructure in the future.
- The residential portion, known as Town Farm Subdivision is in the design process.
- A portion of the Boulevard part of the roadway has been fixed in front of the animal hospital. Will not finish until the construction is closer to being completed.

The next item on the agenda is the proposed changes to the Site Plan Review Regulations.

The Town Planner noted the regulations and the fee schedule for the solar have been revised. A.Rice made a motion to approve the revisions, L. Wiest seconded, All in favor, motion carried (4-0).

The last items on the agenda are monthly inspection reports for Woods of Westminster, Westminster Business Park, Narrow Roads earth removal and the Town Planner's report for October.

Meeting adjourned at 8:10 PM.

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