



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

February 13, 2018

MINUTES - Planning Board

Meeting Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: John Vedoe, and Brian Szoc.

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

First order of business A. Rice made a motion to accept the minutes for December 12, 2017 with, L. Wiest seconded, All in favor, motion carried (4 - 0)

Minutes from January 9, 2018, tabled.

Next order of business, endorsement of Approval Not Required plan for Ridgecrest Investment. B. Szoc presented the plan for 3 new lots on West Princeton Road. The Town Planner noted that it is dependent on where the houses are built that determines the lot requirements. The Town Planner stated all 3 lots meet Westminister lot size and frontage requirements. A. Rice asked if the land in the abutting Town counted for the lot size requirement. The Town Planner stated yes. The Town Planner also noted all the buildings will be in Westminister. J. Normandin stated the buffer zone should be noted on the plan. J. Wyman stated showing the buffer zone is a technicality. B. Szoc noted the plan will also be going to Princeton for signatures.

A. Rice made a motion to endorse the plan as presented, L. Wiest seconded, motion carried (3 - 1)

Next order of business, approving and signing ANR for BRNG, LLC, one new lot on Carter Road. J. Vedoe presented a plan on behalf of Cheryl Ervin. A. Rice asked if it is one lot. J. Vedoe stated it will now be two lots. The Town Planner stated the applicant will need to go to Conservation Commission before building. J. Vedoe noted there is an Order of Conditions on one lot. J. Normandin asked if there is septic. J. Vedoe stated there is sewer. The Town Planner noted the Fire Department has signed off. A. Rice made a motion to endorse the plan as presented, L. Wiest seconded, All in favor motion carried (4-0)

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Next on the agenda, continued public hearing for site plan review for Cresticon, Inc. for a solar array on 180 State Road East. The Town Planners states Cresticon is not ready and recommends the hearing be continued to March 13, 2018.

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

General Business:

Planning Board review and comment: Appeal to Zoning Board of Building Commissioner's determination denying the expansion of a single family home within a Floodplain District located at 69 Edro Isle Road. A. Rice made a motion to not support the appeal, J. Normandin seconded, All in favor, motion carried (4-0)

Discussion potential zoning changes:

Recreational Marijuana. The Board of Selectmen had a public forum and reviewed their 3 options for recreational marijuana. The Board of Selectmen decided to postpone their decision and will not bring it to May Town Meeting. The Town Planner wrote an options memo for the Selectmen and this will soon be posted on-line. This leaves three zoning amendments for the Annual May Town Meeting:

1. Revise the definition of medical marijuana treatment center/registered marijuana dispensary to reflect a recent change and be consistent with the State. J. Normandin asked if they can grow. The Town Planner stated medical can be grown and distributed in the Industrial District only.
2. Change the Aubuchon parcel zoning from Commercial to Industrial. The Town Planner did receive some numbers regarding truck traffic. J. Normandin asked if the Board had limited control. The Town Planner stated they can have control through site plan review.
3. Adding a minimum lot size and frontage requirements for the Village Center District. There are none presently. The Town Planner is proposing a minimum lot size of 7500 square feet and a minimum frontage requirement of 60 feet. J. Wyman asked what are the implications of these sizes. The Town Planner did a survey of the lots sizes and frontages and sees the impact is not sufficient. J. Normandin asked if the R1 in the Village Center applied. The Town Planner stated no. The Board reviewed the map. J. Wyman asked if there were a design standard for the Village Center. The Town Planner stated yes, it is in the bylaws.
The Town Planner was granted permission from the Board to post these proposals to the web and send out as an E-alert.

The last item on the agenda is the Town Planner's report for January.

Meeting adjourned at 8:20 PM.

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