



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

April 10, 2018 - MINUTES

Planning Board - Meeting Room 222

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

Staff: Andrea Mastrototo, Recording Secretary

Additional Attendees: Ed Himlan, Emily Scerbo, Jim Hachey. Paul Aldrich, and Jeff Lacey

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 February 27, 2018, A. Rice seconded, All in favor, motion carried (5-0) J. Normandin asked for a copy of the audio recording.

Next order of business E. Himlan of Massachusetts Watershed Coalition presented a draft handout of Low Impact Development (LID) regulation.

The Town Planner states the Town adopted a LID bylaw in 2006.

E. Himlan notes LID is a good thing for Westminister, a good thing for builders, wildlife and wetlands.

E. Himlan stated the Town needs have a Stormwater bylaw required under the Federal permit. The new Federal Stormwater permit, MS4 will require Towns to adopt a LID regulation.

J. Normandin asked how that affects development. The Town Planner notes it does not affect anything until Westminister adopts it.

The Town Planner he heard LID was described as "country drainage". E. Himlan responded that is not true, "country drainage" is one of the techniques. E. Himlan adds stormwater can be controlled by site planning.

J. Normandin asked what is a "rain garden". E. Himlan explained it is a bowl shaped basin and cleans the runoff/removes pollutants. J. Wyman ask what sort of plants are in the rain garden. E. Himlan stated and an array, many kinds.

J. Wyman asked when the regulations changed. E. Himlan noted Westminister's original MS4 permit was granted in 2003. E. Himlan stated it was supposed to be updated after 5 years. E. Himlan added the MS4 is for Municipal Stormwater discharge.

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J. Wyman noted this permit is mainly the business of DPW and Conservation Commission.

The Town Planner noted Tetra-Tech will be the review entity. The LID standard will be connected to the Site and Subdivision regulations.

E. Scerbo stated the LID has been adopted by the Town but there are no regulations to go with it. E. Himlan states the bylaw was passed in 2006.

The Town Planner will review and revise the regulation after Town meeting. The Town Planner would also let Tetra-Tech review. He noted E. Scerbo's advice is to move forward.

E. Himlan stated there would have to be a Public Hearing to adopt the regulations. Once adopted other Boards can use the LID regulations too.

The next order of business, J. Lacy Regional Planner, MA Department of Conservation Resources distributed a presentation on Natural Resource Protection Zoning (NRPZ).

J. Lacy pointed out some benefits of NRPZ;

- Less houses and more open space, it is based on area not frontage.
- No set numeric frontage or lot size
- Shared driveways
- Transfer development
- The formula is fast to compute which is a plus for a developer.

General discussion between the Board and J. Lacy.

M. Auger feels NRPZ is a similar formula to Westminster's cluster formula already in use.

J. Lacy stated there is grant money available for NRPZ through the Executive Office of Environmental Affairs

Next on the agenda J. Hachey of Montachusett Regional Vocational Technical High School presented a plan to the Board reflecting a minor amendment to the previously approved lighting plan. J. Hachey informs the Board they will be adding 4 additional lights to the parking lot. The lights will have "dimming occupancy", if no one is there they dim. The lights can also be set for dusk to dawn. The lights will be 10 feet in heights.

M. Auger made a motion to accept the revised plan as presented, L. Wiest seconded, motion carried (5-0)

Next order of business, Ashoryn, LLC, review/approve revised covenant and open space deed for the Newton Road subdivision. The Town Planner noted Ashoryn, LLC was not ready. Item tabled until April 24, 2018.

Next item on the agenda, Review and comment on M. Russel's request to the Zoning Board for a finding that removing a non-conforming structure and replacing with a larger structure at 33 North Shore Road will not be detrimental to the neighborhood. The Town Planner notes the new structure will be a 1168 sq.ft. home with a porch and a garage.

General discussion amongst the Board members

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M. Auger states no comment and makes a motion to defer to the ZBA, , L.Wiest seconded, motion carried (5-0)

Last items on the agenda Town Planner's monthly report for March and J. Wyman to sign for the Board to allow LSP to have the soil tested, review original grading plan and inspect project for Narrows Road gravel removal.

J. Normandin expressed concerns with the clearing to the border of the gravel removal property.

J. Normandin also noted the findings in Tetra-Tech's November report.

- Digging in Buffer Zone
- Silt fence damage

J. Normandin questioned the elimination of the tree-line.

The Town Planner will have Tetra-Tech review and confirm disturbance along boundaries.

Meeting adjourned at 9:00 PM.

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