



# 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 24, 2018 - MINUTES

Planning Board - Meeting Room 222

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

Absent member: Andrew Rice.

Additional Attendees: Chris Mossman, Paul Aldrich, Briana & Michelle Mancuso, Tony Somers, Zach Schulman, Tom Torrens, Ross Barber, Heather Billings, Lynn Bullard, Jacob Connors, Norman & Janet Banville, and Chris Cormier.

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 April 10, 2018, with one edit suggested by Linda Wiest. The Board voted all in favor (4 - 0) to approve.

Next on the agenda was a Special Permit application for the Green Dog grooming business (operators: Briana & Michelle Mancuso) to renovate an adjacent space within the existing multi-tenant commercial building for the purpose of adding a dog boarding facility.

J. Normandin asked how many abutters there were to the property. Town Planner responded no more than five. The applicant presented the Board with a hand-drawn sketch of the building's interior, showing where their existing business is located and where the expansion will take place. The Planning Department did not receive any review comments from other municipal departments. No abutters spoke in opposition to the request.

The Board voted unanimously (4 - 0) to close the public hearing and then voted unanimously to grant the Special Permit based on the following finding: that the proposed use is appropriate on the site in question and that the use will not be unduly detrimental to the health, safety, morals or welfare of the community or neighborhood by reason of noise, traffic, pollution or demand on community facilities or utilities.

Next on the agenda was a continued public hearing on a Site Plan for Cresticon Inc. (owner) on behalf of Lake Street Development Partners LLC (applicant) to install a ground-mounted and ballasted solar array in the rear of a property located at 180 State Road East.

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The Town Planner explained that this application has been before the Board for six months now, and that the only remaining issue to resolve is the issue of ensuring that the Town continues to have a right to use the access that leads to Crocker Pond and have this right ensured in perpetuity.

J. Normandin expressed concerns about the existing Cadmium remediation effort on site and whether this project will interfere with that effort. Town Planner explained that there have been two meetings held with the property owner Licensed Site Professional (LSP), the Town's LSP for this project, and the Board of Health and all have agreed that this project will not interfere with the remediation effort and that safeguards have been added to the conditions of approval that will ensure that the remediation effort will not be interrupted.

J. Normandin expressed concern about the tree clearing on this property, and the amount of land disturbance taking place within the neighborhood in general (the nearby Westminster Business Park that is under construction and this project). M. Auger explained that property owners have a right to develop their land as long as they remain compliant with zoning.

There was a good deal of discussion amongst the Board members, audience and applicant regarding just exactly where the public access road would be located and whether or not any relocation of the right-of-way was necessary - it was determined it was not necessary to relocate the right-of-way. The property owner has submitted some suggested edits to the condition of approval that deals with the public access road and these suggestions need to be reviewed and approved by both Town Counsel and the Department of Public Works.

Town Planner read the draft list of conditions of approval and no objections were voiced.

The Board voted unanimously (4 - 0) to continue the public hearing to 7:05 pm on Tuesday May 8th.

The next order of business was cancelled due to the Applicant not being ready: Ashoryn, LLC, review/approve revised covenant and open space deed for the Newton Road subdivision. The Applicant will be back before the Board on May 8, 2018 to continue this matter.

Next up was a preliminary consultation for Lynn Bullard & Jacob Connors for a reduced road subdivision with frontage on Overlook Road. Engineer Chris Mossman explained that the current lot has 54 feet of frontage on Overlook road, but enough land in the rear to further subdivide. The existing driveway is paved and would serve as the interior subdivision road for the purpose of providing the required frontage for the newly created lot. Mossman said that the Fire Department has already provided comment on the plan. The Board gave Mossman its blessing to prepare a plan and application for a reduced road standard subdivision.

The next item was engineer Chris Mossman who wanted to discuss with the Board the possibility of rezoning two lots (2 Hager Park Road & 2 Narrows Road) from Residential-I to Commercial-II. Mossman explained that the current office building has been at 2 Narrows Road since the 1970s and should be rezoned commercially since the building is used for commercial purposes. Mossman made the following points:

- The property is in a R1 zoning district but contains a mix of residential and commercial uses.
- The property has been the subject of at least 3 ZBA cases in the past dealing with the commercial use on the property.
- The property is on the corner of Hager Park Road and Narrows Road and is within 500' the intersection of Routes 2, 2A and 140.
- The "professional building" is located on the opposite side of Narrows Road at 2 Hager Park Road. This property is also in a R1 zoning district.

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- The Lutheran and Redemption Rock Churches are located on the opposite side of Hager Park Road.

M. Auger said this rezoning effort was shot down at a previous Town Meeting during the last decade, but could not recall why.

The Board seemed generally supportive of this rezoning effort provided that some site design standards are built into the Zoning Bylaw in order to ensure that any new development on these properties will be in keeping with Westminister's community character. The Board also suggested that Mossman reach out to the two churches across the street to see if they would like to have their properties rezoned commercially as well. The Board voted unanimously to sponsor this zoning change and will work on it over the summer.

The meeting concluded with J. Normandin expressing that she enjoyed her time on the Board and found the experience very informative. She urged the Board to continue working to address the issues facing the town such as: ensuring the preservation of Westminister's community character and the need for design standards for new commercial uses. The other Board members thanked Jill for her service.

Meeting adjourned at 8:45 PM.

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