



Town of Westminster

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

Phone: (978) 874-7414

swallace@westminster-ma.gov

Jon Wyman, chairman

Marie N. Auger, vice chairman

Dan Barkus

Andrew Rice

Linda Wiest

May 8, 2018

MINUTES - Planning Board

Meeting Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Rachael LeBlanc, Chris Anderson and Jamie Rheault

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 24, 2018, L. Wiest seconded, All in favor, motion carried (4-0)

Next order of business was a preliminary consultation with the Board regarding a preliminary reduced road subdivision off Mark Newton Road. G. LeBlanc would be extending the cul-de-sac for additional lots on 49 acres. The road is currently 483 feet. The Town Planner suggests G. LeBlanc run this extension by the Fire Department due to the length of the road.

J. Wyman questions any restrictions on the subdivision. M. Auger notes it is not a subdivision, they are ANR lots. The Town Planner stated the road is an official Town road. G. LeBlanc noted the extension will be private and contain 2 lots. G. LeBlanc questions the length of a cul-de-sac. The Town Planner explained if the road exceeds 500 feet the houses need to have sprinkler systems.

The next order of business, Site Plan for Cresticon, tabled. M. Auger made a motion to continue the Public Hearing to May 22, 2018 at 7:30pm, A. Rice seconded, All in favor, motion carried.

Next on the agenda review and comment on Zoning Board cases.

1. P. Normandin request for a Variance to allow alternative frontage for a lot on West Princeton Road. The Board had general discussion. M. Auger made a motion not to support the request, A. Rice seconded, all in favor, motion carried (5-0).
2. Maurice & Sharon Melanson request a finding to expand a single family home on a pre-existing non-conforming lot at 25 Old Oak Avenue. M. Auger made a motion to abstain from comment, L. Wiest seconded, All in favor, motion carried (5-0).

This institution is an equal opportunity provider

Stephen Wallace
Town Planner
swallace@westminster-ma.gov

3. Karl & Barbara Heins request a Special Permit to allow a farm-stand/ice cream parlor at 83 Main Street. M. Auger made a motion to support the Special Permit, A. Rice seconded, All in favor, motion carried (5-0).

Next on the agenda The Town Planner monthly report for April.

Next order of business, continued Public Hearing for a preliminary subdivision plan for Lead the Way Development Corporation. The subdivision will be comprised of nine (9) new house lots with access by a new road that will connect to Narrows Road. C. Anderson explains the details of the subdivision include a cul-de-sac that will be 895 feet in length, the lots will be connecting to Town water & sewer and includes an existing house, #188 Narrows Road.

C. Anderson is asking for 2 waivers.

- Length of the subdivision road
- Maximum road grade entering the site, 6% allowed - 7% proposed

The Town Planner stated he did run the waiver request by the DPW and Fire Department, they both were ok with granting the waivers.

Public Comment:

The Town Planner read a note from an abutter who could not attend the meeting. The note stated concerns with the increase of dust, working outside the allotted work hours and the use of the second driveway near house # 192 be restricted from being used as a driveway in any future plans.

G. LeBlanc replied to the concerns.

- The dust control is active
- They are on the property maintaining equipment after hours, not working.
- The second driveway will not be used.

The Town Planner asked G. LeBlanc to keep maintenance within the working hours.

Andrew Rice asked if the 7% grade was at a maximum or an average. C. Anderson stated the grades are from 2%-7% in one certain area. C. Anderson stated it never exceeds 7%.

L. Wiest asked what the timeframe was for the gravel removal. C. Anderson stated it would be done by the time they have the definitive plan. The Town Planner asked when the gravel permit expires. G. LeBlanc stated August 2018. The Town Planner asked if the definitive would be done around that time. G. LeBlanc stated it should be around that time.

A resident noted there was backhoe working on the weekend and there were trucks turning right out of the area. The Town Planner reiterated the working hours are Monday - Friday 7am-5pm. The Town Planner asked if the sign was there regarding the turn. G. LeBlanc stated yes.

Public Comment:

J. Normandin expressed concern with LeBlanc and Belanger combining the pits. The Town Planner will have the Building Inspector and Conservation Commission do a site visit. The Board agreed to have them do a site visit.

J. Crowley had a question about a cut into his property, the old Village Inn. G. LeBlanc noted they had shaped along the property line. The Town Planner asked G. LeBlanc to flag the property. G. LeBlanc stated J. Crowley was welcome to come by the property and do a site visit. G. LeBlanc will flag the property mid-summer or toward the end of the project.

This institution is an equal opportunity provider

Stephen Wallace
Town Planner
swallace@westminster-ma.gov

G. LeBlanc noted he didn't meet the setbacks before the permit but will bring the property into compliance.

M. Auger made a motion to close the Public Hearing, L. Wiest seconded, All in favor, motion carried (4-0).

M. Auger made a motion to approve the preliminary plan with the two (2) requested waivers, A. Rice seconded, All in favor, motion carried (3-0).

Next order of business, Newton Road, Ashoryn, LLC minor amendment to cluster housing subdivision plan, relocation of drainage pipe and review revised covenant and open space deed.

Public Comment:

An abutter voiced her concern with the drainage toward her septic. J. Rheault stated hay bales will be put up. J. Rheault will request the new owner flag the property.

A. Rice asked if the manholes were showed on the previous plan. J. Rheault stated no.

J. Rheault noted the Conservation Commission approved of the minor change.

M. Auger made a motion to approve with the minor change, L. Wiest seconded, All in favor, motion carried (4-0).

M. Auger made a motion to approve the revised covenant, L. Wiest seconded, All in favor, motion carried (4-0).

M. Auger made a motion to approve the open space deed, L. Wiest seconded, All in favor, motion carried (4-0).

Next item on the agenda, the Board reviewed and discussed Gerry Fagnat's preliminary reduced road standard subdivision at the end of Kirali Court.

- Potentially 1 or 2 house lots.
- Would not be a Town road
- If the road was upgraded to meet Town road standards he could request approval to be accepted as a Town road.

J. Wyman asked if Karali Court was currently a Town road. The Town Planner confirmed, yes.

The Town Planner asked why G. Fagnat if he were planning on upgrading the road he wouldn't just submit a subdivision plan. G. Fagnat stated he was not sure, he has many different options.

The Town Planner noted a reduced road standard subdivision is a master lot and 1 lot, 2 lots would qualify for a subdivision plan and required to be paved.

Last items on the agenda reorganization and summer schedule.

M. Auger made a motion to support J. Wyman as the chairman and M. Auger as vice-chair, L. Wiest seconded, All in favor, motion carried.

L. Wiest will remain on as representative for Montachusett Regional Planning Commission meetings.

This institution is an equal opportunity provider

Stephen Wallace
Town Planner
swallace@westminster-ma.gov

Summer meetings:

July 10th

July 24th - if needed

August 14th

Meeting adjourned at 8:45 PM.

This institution is an equal opportunity provider

Stephen Wallace
Town Planner
swallace@westminster-ma.gov