



# Town of Westminster

MASSACHUSETTS 01473  
FROM THE OFFICE OF THE  
**PLANNING BOARD**

Phone: (978) 874-7414

[swallace@westminster-ma.gov](mailto:swallace@westminster-ma.gov)

---

Jon Wyman, chairman

Marie N. Auger, vice chairman

Dan Barkus

Andrew Rice

Linda Wiest

Planning Board Meeting, May 22, 2018  
Meeting Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Larry Sabeau, Chris Mossman, Steven Breitmaiei, Jill Normandin and Paul Aldrich

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 May 8, 2018, A. Rice seconded, all in favor, motion carried (5-0).

Next order of business, C. Mossman representing Lydia Blanche presented a plan to consolidate three lots into two lots on Minott Road. The Board reviewed. L. Wiest made a motion to endorse the plan as presented, M. Auger seconded, all in favor, motion carried (5-0).

Next order of business, L. Sabeau representing Arraho Realty Trust presented a plan which adds a sliver of land to 20 Sawin Drive. L. Sabeau stated the new house is too close to the lot line, it is approximately 14 ½ feet from the lot line. The setback requirement is 16 feet. The Board reviewed. M. Auger made a motion to endorse the plan as presented, L. Wiest seconded, all in favor, motion carried (5-0).

Next order of business, C. Mossman presented a plan conveying land off State Road to Wachusett Brewery. The Board reviewed.

M. Auger made a motion to endorse the plan as presented, D. Barkus seconded, All in favor, motion carried (5-0).

Next on the agenda Ashby Acres Realty Trust's request for a zoning change on Overlook Road. S. Breitmaiei presented a map showing the two properties requesting the change as well as surrounding properties. S. Breitmaiei would like to change the Industrial zoned properties to Residential. The Town Planner informs the Board the surrounding properties and all northern properties are zoned residential. The Town Planner suggests that all three lots of the Industrial zoned lots be requested for the change to Residential. S. Breitmaiei agreed. M. Auger made a motion to support the zoning change at the Special Town Meeting in the fall, L. Wiest seconded, all in favor, motion carried (5-0).

The next order of business, Site Plan for Cresticon, tabled.

This institution is an equal opportunity provider

Stephen Wallace  
Town Planner  
[swallace@westminster-ma.gov](mailto:swallace@westminster-ma.gov)

M. Auger made a motion to continue the Public Hearing to June 12, 2018 at 7:30pm, D. Barkus seconded, All in favor, motion carried (5-0).

Next on the agenda The Town Planner informs the Board the Housing Production Plan has been approved by the Board of Selectmen at their meeting May 14, 2018. The Planning Board also needs to vote to approve.

The Town Planner explains the Housing Production Plan was prepared by the Montachusett Regional Planning Commission. The Town Planner states the Housing Production Plan contains some affordable housing goals for the Town. If the Town reaches set goals, the Town could receive a break from 40B housing proposals for 1 to 2 years depending on the progress made.

The Town Planner supplied the Board with electronic copies. L. Wiest asked if a hardcopy can be kept on file. The Town Planner will print and keep a copy in the office.

M. Auger made a motion to accept the Housing Production Plan, D. Barkus seconded, All in favor, motion carried (5-0).

Next on the agenda the discussion of the monthly inspection report for Westminster Business Park earth removal

*Miscellaneous updates for the Board:*

The Town Planner informs the Board that Conservation Commission Agent and the Building Inspector have done a site visit at the Narrows Road property belonging to Mr. Belanger regarding earth removal. The Town Planner asked if the Board would like to invite Mr. Belanger to attend the meeting of June 12, 2018. The Board agrees Mr. Belanger should attend.

The Town Planner updates the Board regarding an on situation on Carter Road. The Judge has determined the Town has the right to request a fill permit. The Town Planner adds the Town has a right to test the fill. The Town hired a Licensed Site Professional (LSP) to test the fill. The site was tested approximately 3 weeks ago. The Town Planner expects the results will be send in the next couple of weeks. The Town Planner feels their public hearing will be sometime in June.

P. Aldrich asked if the test results would be available at the June hearing. The Town Planner stated yes, it is public record.

*Public Comment regarding Belanger property:*

J. Normandin expressed concern regarding a Conservation Commission letter she had received with comments made by Mr. Mackey. J. Normandin would like to discuss at a late date.

Meeting adjourned at 7:45 PM.

This institution is an equal opportunity provider

Stephen Wallace  
Town Planner  
swallace@westminster-ma.gov