



# Town of Westminister

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

Phone: (978) 874-7414

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

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Jon Wyman, chairman

Marie N. Auger, vice chairman

Dan Barkus

Andrew Rice

Linda Wiest

June 12, 2018

## MEETING MINUTES Planning Board

### Meeting Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Jamie Rheault, Paul & Doris Barkus Sr., Justin LeClair, Donald E. Ledger, Paul Aldrich, Bob & Kathy Hakala and Alan Belanger.

M. Auger, Vice-Chairman called the meeting to order at 7:00PM and informed those present the meeting was being recorded.

First order of business, D. Barkus made a motion to accept the minutes for May 22, 2018, A. Rice seconded, All in favor, motion carried (4-0).

Next order of business, J. Rheault presented an ANR plan for Gatehouse Road Westminister LLC. The plan consolidates three lots into two lots. One parcel is a new house lot and the other parcel known "parcel A" on the plan is being conveyed to The Department of Conservation and Recreation (DCR). The Board reviewed.

L. Wiest made a motion to endorse the plan as presented, D. Barkus seconded, All in favor, motion carried (4-0).

Next order of business, J. Rheault presented an ANR plan for Baro Properties Limited Partnership, revised lot lines for four lots known as lot 11, 12, 13 & 14 within the Woods of Westminister subdivision. D. Barkus recused himself. The Board reviewed the ANR plan. L. Wiest made a motion to endorse the plan as presented, A. Rice seconded, All in favor, motion carried (3-0).

Next order of business: Baro Properties Limited Partnership requesting lot release for phase 2 of the Woods at Westminister subdivision on Bean Porridge Hill Road. D. Barkus recused himself. The Town Planner informs the Board that the Consulting Engineer, McCarty Engineering and the DPW have inspected and recommend the release of the lots.

J. Rheault explained phase 1 has 13 lots all sold, 8 houses built, 3 occupied the other 5 to be built on this spring/summer. Topcoat, sidewalks, as-builts to be done and then they will move forward with getting the street accepted.

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Town Planner  
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The Board reviewed.

L. Wiest made a motion to release the lots, M. Auger seconded, All in favor, motion carried (3-0).

Next on the agenda B. Marchetti presented a preliminary plan for a reduced road subdivision on North Common Road owned by Westminster Business Park. B. Marchetti explains this is a four lot subdivision approximately 400 feet with a cul-de-sac. All lots will have on-site septic systems & water wells. The access to the lots will have two common driveways.

B. Marchetti will be asking for waivers one specifically is for the 100' buffer in the residential area be reduced to 50 feet.

The Town Planner suggests B. Marchetti submit his interpretation of the regulation in writing and he will then forward to Town Council.

The Town Planner interpretation is the 100 foot buffer is for the entire property.

M. Auger questioned the ownership of the shared driveways. B. Marchetti stated 1 person will be responsible and that will be reflected in a condo agreement.

The Board would like to see the site. The site visit will be June 26, 2018 @ 6:30pm.

M. Auger questioned the open space. B. Marchetti stated the open space is behind the 4 lots near the railroad tracks.

*Public comment:*

J. Normandin asked if the abutters had been notified. M. Auger stated this is not a hearing.

J. Normandin asked if there a place to get the information regarding this subdivision. M. Auger stated this is just preliminary.

J. Normandin asked about the cluster development. B. Marchetti stated the cluster is not being done at this time.

Next item on the agenda, lot release request for Newton Road subdivision. The Town Planner explains the lots need to be released to construct the road.

J. Rheault explained lots A, B, D, E ,F & G are being conveyed to owners and need to be released.

Vote to release the lots, All in favor, motion carried (4-0).

Next item on the agenda, Site Plan Review for Cresticon, Inc on behalf of Lake Street Development Partners, LLC. As there were a few details to work out regarding the access road easement agreement, the Town planner suggest continuance until June 26, 2018.

A. Rice made a motion to continue the public hearing, L. Wiest seconded, All in favor, motion carried (3-0). D. Barkus abstains from the vote.

The next order of business, A. Belanger preliminary consultation regarding the end of use for his three properties on Narrows Road.

The Town Planner read into the minutes a letter received from Rachael LeBlanc.

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The Town Planner questioned the equipment on the property and asked A. Belanger what his plans were for the property. A. Belanger stated he has received letters of intent from four people. A. Belanger has chosen one company to build solar on two of the lots and he will keep one lot for his house.

The Town Planner requested A. Belanger to commit to a site plan by October 2018. A. Belanger stated he will commit providing the company gets approval from National Grid.

*Public comment:*

J. Normandin questioned the Board regarding their knowledge of the excavation regulations and A. Belanger being in violation of them.

D. Barkus stated the Conservation Commission visited the site and found A. Belanger to be in compliance.

The Town Planner suggests A. Belanger attend the October meeting and wants a plan for the property this year. The Town Planner also suggests A. Belanger have a “plan B” if the solar fall through.

*Public comment:*

A resident questioned the owner of the solar array. A. Belanger stated he will remain the owner of the land and lease it for 25 years to the solar company.

Last items on the agenda inspection report for Woods at Westminster subdivision and Town Planner report for May

Meeting adjourned at 8:30 PM.

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