



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

Planning Board Meeting Minutes for August 7, 2018

Meeting Room 205 (Selectmen's Meeting Room)

Members present: Jon Wyman, Marie Auger, Andrew Rice, Linda Wiest, and Dan Barkus.

Staff: Town Planner, Stephen Wallace.

Additional Attendees: Scott Simpson, Christopher Pera, Zachary Schulman, Tony Somers, and Jill Normandin.

J. Wyman, Chairman called the meeting to order at 4:00PM and informed those present the meeting was being recorded.

First order of business, M. Auger made a motion to accept the minutes for July 24, 2018, The Board voted unanimously (5-0) to approve the meeting minutes as presented.

The next item was an Approval Not Required (ANR) plan for the Wachusett Brewery, 175 State Road East: lot line adjustment that adds a strip of land to the Brewery's property. Surveyor Chris Pera explained that the strip is owned by the railroad and runs adjacent to the rail line. The Board voted unanimously (5-0) to endorse the plan.

The next item was an Approval Not Required (ANR) plan for Paul Viola, 123 Bean Porridge Hill Road, for a lot line adjustment between two neighbors. Scott Simpson was present on behalf of the applicant and explained that the purpose of the lot line adjustment was to add more land to the Viola property to help square off the lot. . The Board voted unanimously (5-0) to endorse the plan.

Planning Board Discussion: How to respond to Open Meeting Violation complaint from citizen Jill Normandin regarding the Planning Board's approval of a Site Plan for a solar farm on behalf of Lake Street Development Partners, LLC. The Board members were provided a copy of the complaint, Town Counsel's draft response and the Town Planner's timeline for the project, from submittal of the application to final Planning Board approval. The Board voted unanimously (5-0) to approve Town Counsel's response with two suggestions: include the Town Planner's timeline as an attachment, and include an offer to provide all Town e-mails relating to this project.

Next up was Planning Board review and Comment: Variance and Finding request to Zoning Board on behalf of John Wolkovic & Michele Munger to demolish and reconstruct a non-conforming structure at 17 Lake Drive East. The Board voted unanimously (5-0) to decline comment, preferring to defer to the abutter concerns that are raised during the public hearing.

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Last on the agenda, the Board held a work session on zoning amendments for the November Special Town Meeting. The Board discussed three zoning changes:

1. Changing the zoning for three parcels with frontage on Overlook Road from Industrial to Residential. The Board is fine with the zoning amendment as written.
2. Changing the cluster housing provision in the Zoning Bylaw so that such housing is allowed By Right instead of Special Permit. The Board is fine with the zoning amendment as written.
3. Adopting a new bylaw regulating recreational marijuana. The Chairman noted a minor clerical error which the Town Planner will correct. The Town Planner said he had just received Town Counsel's comments on the bylaw and will forward to the Board tomorrow.

The meeting adjourned at 4:50 PM.

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