



# Town of Westminster

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

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Jon Wyman, chairman

Marie N. Auger, vice chairman

Dan Bartkus

Andrew Rice

Linda Wiest

Planning Board Meeting Minutes: January 22, 2019

Meeting Room 205

Members present: Jon Wyman, Dan Bartkus, Andrew Rice and Town Planner, Stephen Wallace.

Staff: Andrea Mastrototo, Recording Secretary

Additional Attendees: Doug Andrysuch, Erick Callahan, J. Michael Smith, John Hennessy, Bruce Levine, Mark Bobrowski, Alan Belanger, Ned LaFortune, Joe Serio and Chris Mossman.

J. Wyman, Chairman called the meeting to order at 7:00PM and informed those present the meeting was being recorded.

First order of business, A. Rice made a motion to accept the minutes for January 8, 2018, D. Bartkus seconded, all in favor, motion carried (3-0).

Next order of business: working session, zoning amendments for May Annual Town Meeting.

- Zoning change Overlook Road/Simplex Drive. Bruce Levine, Jon Hennessey and Mark Brobrowski represented Equity Industrial, owner of the property that would like to erect a warehouse on the property. B. Levine open the discussion with some background on the property, some key points are as follow;
  1. The building on the property sold in 2007
  2. The owners retained the 75 acre site
  3. Wetlands have been flagged
  4. The warehouse is limited to Simplex Drive
  5. Alan Belanger's parcel is needed to make the property desirable for the Industrial market.

J. Wyman asked if the office building had sold. B. Levine stated no, they sold the single story warehouse & the manufacturing portion.

M. Bobrowski stated they are seeking to have 25.5 acres rezoned from Residential to Industrial, there is no frontage on Beech Hill Road or Overlook Road.

The Town Planner asked if they had researched the setbacks and zoning. B. Levine stated yes. The Town Planner questioned the size of the building. B. Levine stated the building would be approximately 800,000-1 million square feet. B. Levine noted 650,000 square feet can fit on their parcel.

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The Town Planner stated if the Planning Board sponsors this request the Board will want numbers for jobs created, tax revenue, traffic, hours of operation, etc. for the warehouse. B. Levine stated the location is ideal for his potential users with immediate access to Route 2.

A. Rice asked if Equity Industrial owned and manages the properties they have acquired. A. Rice asked if Equity Industrial would own or manage the property. B. Levine stated they would manage the property for the tenant.

The Town Planner asked if A. Belanger's plan for solar would be moving forward on the property. B. Levine stated the solar array would be located in the roof of the warehouse.

A. Rice asked where the detention ponds would be located. B. Levine stated they would be on both their parcel and the parcel they intend to purchase.

M. Bobrowski asked for some guidance to what the Board would like to see in order to present this zoning change at Town Meeting. The Town Planner stated they would need square footage of the property, the metes and bounds, "before" and "after" zoning maps, and the dimensions of A. Belanger's land to be conveyed.

The Town Planner asked if A. Belanger's had any concerns. A. Belanger's stated he does not want to lose access to his remaining land. B. Levine stated they can work something out.

B. Levine noted the distribution and retail operations have changed. The Town Planner stated a study had been done and reflected the need for warehouse space is to of the list.

D. Bartkus made a motion to sponsor the request for Town Meeting, A. Rice seconded, all in favor, motion carried. (3-0)

The Town Planner asked if there was a plan to fix the road. B. Levine stated the plan is to repave in the spring.

- Adult-use marijuana bylaws;

The Town Planner started the discussion with the Industrial scale recreational marijuana bylaws. The Board reviewed and noted the term "recreational" should stay in place for consistency with the State. The Town Planner noted the comment he received from Town Council was item B, under location standards, Town Council recommends the 500 foot setback is lot line to lot line not building to building. The Town Planner agreed with Council's suggestion. A. Rice asked why it was 500 feet. The Town Planner noted that is consistent with the medical marijuana bylaws.

J. Wyman asked if this draft was different from the other one proposed. The Town Planner stated the number of plants was not limited and outdoor growing is allowed as long as the odor can be controlled.

A. Rice questioned section G, which read, transfer of ownership could not take place within 2 years. The Town Planner stated it ensures that the applicant who comes for approval will be the one the Town will be dealing with, not revolving ownership.

Mr. Rice questioned the enforcement authority. The Town Planner stated the enforcing authority is the Building Commissioner.

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*Public comment:*

N. LaFortune voiced his appreciation of the Board's efforts and open mindedness with constructing these bylaws.

N. LaFortune noted there is not an opportunity at this time, for his brewery to be involved in this aspect of the business but maybe in the future. N. LaFortune was concerned with section D-1 and the restriction it may put on his business. N. LaFortune also expressed concern with the location standards and accessory use - B. N. LaFortune questioned if his parking lot would be considered within 500' of the school, does that 500' include the soccer field. The Town Planner will speak with the Building Commissioner for clarification. .

D. Bartkus feels the Board should delay their decision until there is clarification on the questions posed. The Board concurred. The Board will readdress at the February 12, 2019 meeting.

*Retail Marijuana sales*

The Town Planner opens the discussion and informs the Board that there will be 2 zoning amendments written, if neither get voted and pass then retail sales of marijuana would be allowed anywhere retail is currently allowed in Town. The first bylaws would allow for retail sales to be allowed in the Industrial District and would allow 2 dispensaries. The second bylaws would ban the sale of retail marijuana in its entirety. The Town Planner noted the Article to ban was tabled at Town Meeting last year.

D. Bartkus made a motion to sponsor for Town Meeting, Just. Wyman seconded, pass by majority vote. (2-1)

- Hager Park zoning change - tabled until February 12, 2019.

C. Mossman will invite abutters

- Sign bylaws

The Town Planner informed the Board the Building Commissioner is in agreement with the proposed bylaws, the Economic Development Committee will review. The Cracker festival and the proposed Town billboard will be exempt from the bylaws. A. Rice asked if wayfaring signs were also exempt. The Town Planner stated yes.

*Public Comment:*

a resident asked if there would be a stipulation to meet with the Historical Commission for approval. J. Serio asked if there would be stipulations on color. The Town Planner stated he will consult with Town Counsel and the Building Commissioner. D. Bartkus asked if the existing signs would be grandfathered. The Town Planner stated yes.

Mr. Rice made a motion to sponsor for Town Meeting, D. Bartkus seconded, all in favor, motion carried. (3-0)

The Town Planner noted they will hold two public forums March 2 and March 5, 2019 before the public hearing on March 26, 2019

Meeting adjourned: 8:10 pm.

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