



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: March 12, 2019

Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Chris Mossman, Alan Belanger, Doug Andrysak and Joe Flanagan

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

First order of business, A. Rice made a motion to accept the minutes for February 26, 2018, D. Bartkus seconded, all in favor, motion carried (4-0)

Next order of business: ANR plan for Edward and Jennifer LaFortune, three new building lots on East Road. C. Mossman presented the plan. The Board discussed and reviewed.

L. Wiest made a motion to endorse, A. Rice seconded, motion carried (4-0)

Other Business

Next order of business, Snow Hill Development LLC: review preliminary proposal to modify the previously approved subdivision plan for the Rowtier Drive Industrial Park. The Town Planner opened the discussion with some background information for the Board.

The Town Planner noted the following points:

- A. Belanger received approval for a solar project on the Industrial portion of the property last year.
- A. Belanger needs to submit a revised subdivision plan and needs to remove the islands/medians.
- Josh Hall, DPW Superintendent and Tetra-Tech will review the project for road acceptance after the revised subdivision plan is received and approved by the Board.
- A. Belanger will obtain a bond before the solar array can be built.

D. Andrysak presented and explained the preliminary plan to the Board. D. Andrysak noted the changes to the plan will include; the road to extend only to 1200 feet, proposed was 2000 feet. There is 850 feet currently paved and 350 additional feet of roadway will be paved. The islands will also be removed.

The Board discussed and reviewed.

The Board agrees the revisions are minor and A. Belanger should move forward with the definitive subdivision plan.

Next order of business, Planning Board review and comment for Zoning Board application: Theresa and Andrew Lebel, 15 Miles Avenue, Variance request to build an above-ground pool that will not meet the minimum side setback for Residential -1 zoning district. The Board discussed.

A. Rice made a motion not to comment and to defer to the neighbors, L. Wiest seconded, All in favor, motion carried (4-0)

Next order of business, Planning Board review and comment for Zoning Board application: Joshua Olson of Greenstone Realty LLC, 6 Marshall Hill Road, Finding request that constructing a new non-conforming residence will not be more detrimental to the neighborhood than the existing non-conforming residence that will be torn down. The Board received no building plans.

A. Rice made a motion not to comment, L. Wiest seconded, All in favor, motion carried (4-0)

Next order of business, recommendation to the Public Works Commission: Acceptance of Partridge Hill Road as an official Town Road. The Town Planner read a letter from Josh Hall with some of the background. The letter stated the following points;

- Partridge Hill Road was an approved subdivision by the Planning Board
- Property owners formed a petition in 2016 for the Town to accept the road
- Repairs were done and the as-builts/road layout plan have been recorded
- There was a \$95,000 bond
- The bond was fully release in 1988 by the Planning Board
- The DPW denied the acceptance as there were still outstanding items to be completed.
- The Public Works Commission is in favor of moving forward with the acceptance of the road at this time.

A. Rice made a motion to recommend Partridge Hill Road for Town acceptance,
L. Wiest seconded, All in favor, motion carried (4-0)

Next order of business, Review comments received on proposed zoning amendments. The Town Planner informed the Board the comments from Zoning Board of Appeals and the Board of Health have not been received yet.

Simplex is not ready to move forward with their changes.

The articles the Planning Board will have for Annual Town Meeting are; a revised Sign bylaw, two Retail and one Industrial scale marijuana bylaws.

The final vote on the articles and the wording will take place March 26, 2019 in the Board of Selectmen's meeting room.

The last item on the agenda: The Town Planner report for February.

Meeting adjourned: 7:45 pm.