



Town of Westminister

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

Mike Smith

Planning Board Meeting Minutes May 14, 2019

Meeting Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Doug Andrysich, Alan Belanger and Wesley Flis.

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, D. Bartkus made a motion to accept the minutes for April 23, 2019, J. Wyman seconded, all in favor, motion carried (2-0)

Other Business

Next order of business: Preliminary consultation for Chris Redkey, potential reduced road standard subdivision for two additional lots coming off South Ashburnham Road. W. Flis presented the plan and explained C. Redkey will retain 60,000 sq. ft. for his existing house located at 345 South Ashburnham Road and create 2 new lots known as lots 1 & 2. The subdivision will include a cul-de-sac. W. Flis noted they will need to meet with the Conservation Commission for wetland crossings.

W. Flis stated if the Board agrees the applicant should move forward, their next step will be to meet with the Conservation Commission.

The Board discussed and agreed the applicant should move forward to the Definitive Subdivision Plan. (5-0)

Next item on the agenda: Minor modification of an Approved Subdivision Plan for the Rowtier Drive Industrial Park, shortening the cul-de-sac and removing the traffic islands.

D. Andrysich presented the plan and explained the new total roadway length will be shortened to 1200 feet, 850 feet of the roadway is complete and all utilities are in place. D. Andrysich noted 350-400 feet will be added to the roadway and then the creation of a new cul-de-sac.

D. Andrysich stated through informal discussion there was a large consensus regarding the removal of the traffic islands.

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Town Planner
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The Town Planner stated a technical review meeting was held with all Departments Heads Monday May 13, 2019. The Town Planner noted the Assistant DPW Director asked that the islands remain. The Town Planner received a call from an abutter who would really love to see the islands removed.

D. Andrysich stated the Fire Chief would like the cul-de-sac enlarged and the DPW would like an island in the middle of the cul-de-sac.

The Town Planner noted Tetra-Tech and the DPW will be making a site visit to put together a basis for the required bond needed for the site plans for the storage place and the solar array. A bond is required before any further permits will be issued for the properties.

M. Smith asked if the islands went all the way up the roadway. D. Andrysich stated an additional island will be added before the cul-de-sac.

D. Andrysich asked if the Board would object to the cul-de-sac being bigger per the Fire Department's request. The Board has no objection.

The Board agreed the islands should remain and no island should be installed in the cul-de-sac.

Next item on the agenda, Planning Board review & comment for Zoning Board application: Finding request filed by Rebecca and Charles Johnston that an addition to a pre-existing non-conforming structure at 233 Ashburnham State Road will not be substantially more detrimental to the neighborhood.

The Board reviewed and discussed.

M. Auger made a motion to support the request, D. Bartkus seconded, All in favor, motion carried (5-0)

Next item on the agenda: reorganization of officers. The Board discussed and the status will have it remain the same.

- J. Wyman, Chairman and M. Auger, Vice Chairwoman.

The Town Planner ask if M. Smith would be the Board's representative for Montachusett Regional Planning Commission (MRPC). M. Smith agreed to be the representative.

Last two items on the agenda, Review of Planning Board work program and priorities for the remainder of 2019 and Town Planner's report for April.

Adjourned: 8:12 pm.

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