



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

Mike Smith

Planning Board Meeting Minutes: June 25, 2019

Meeting Room 222

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

Staff: Andrea Mastrototo, Recording Secretary

Additional Attendees: Clifton Maggs, Steve Ballard and Ross Barber.

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 June 11, 2019, M. Auger seconded, all in favor, motion carried (2-0).

Next order of business, ANR Plan for Vicki Morse Maggs and Ann Sargent, adding 18,540 square feet to the Maggs property located at 3 Foster Road from the Sargent property at 19 Academy Hill Road. The Board discussed and reviewed.

M. Auger made a motion to endorse the plan as presented, D. Bartkus seconded, all in favor, motion carried (3-0).

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. Tabled

Next item on the agenda: presentation of draft Low Impact Development (LID) regulations, Steve Bouley, Tetra-Tech. The Town Planner explained money was received through a grant to develop the LID regulations. The Town Planner noted this final draft will be supplemented. The DPW Stormwater Consultant, Nick Christofore of Comprehensive Environmental Inc. will be reviewing the regulation in July.

S. Bouley reviewed the regulations with the Board. S. Bouley explained the sections of the regulations, they are as follows;

1. Sections 1-4 of the regulation will stay consistent with the Earth Removal bylaw.
2. Section 5 explains the permit procedures, requirements, Permit Granting Authority (PGA) and the requirement of a Project Narrative. The narrative will include;
 - a. Open space
 - b. Limited disturbance of the site
 - c. Run-off source control

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- d. Recharge and reuse
- e. Impervious surface reduction
- 3. Section 6 Performance standards
- 4. Section 7 Maintenance

D. Bartkus asked that the first line on 6.1.2 be removed.

M. Auger asked that the mention of shared driveway be removed, shared driveways are not allowed.

Next item on the agenda, Planning Board review and comment: Northrup-Grumman's Waterways permit/license application to conduct dredging within the Whitman River.
The Board discussed, the Board has no comment.

Last item on the agenda, Planning Board review and comment: Request of John Vedoe to remove 2.76 acres of land on Lanes Road from Chapter 61B tax program. The Town has the right of first refusal.

M. Auger made a motion to not exercise their right of first refusal, D. Bartkus seconded, all in favor, motion carried (3-0).

Adjourned: 7:55 pm

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