



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 - September 24,, 2019

Meeting Room 222

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

Staff: Andrea Mastrototo, Recording Secretary

Additional Attendees: Chris Mossman, John Bowen, Margherita Altobelli, Eric G, Pete Normandin, Heather Billings, Jill Normandin and George Fredette.

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, M. Auger made a motion to accept the minutes for September 10, 2019, D. Bartkus seconded, All in favor, motion carried (4-0).

Next order of business, ANR Plan for Normandin Group LLC on behalf of the Estate of Eleanor J Lucander: five new lots on Lanes Road. C. Mossman presented the plan.

The Board reviewed and discussed.

M. Auger made a motion to endorse the plan as presented, D. Bartkus seconded, All in favor, motion carried (4-0).

Next order of business, ANR Plan for Barbara A. Hogan Revocable Trust: two new lots on Bragg Hill Road. C. Mossman presented the plan.

The Board reviewed and discussed.

M. Auger made a motion to endorse the plan as presented, D. Bartkus seconded, All in favor, motion carried (4-0).

Continued Public Hearing

Next item on the agenda: Alan Belanger, Definitive Subdivision Plan for two private ways coming off Narrows Road, each serving two new house lots.

M. Auger made a motion to continue the public hearing to October 8, 2019 at 7:30pm, D. Bartkus seconded, All in favor, motion carried (4-0).

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Public Hearing

Next item on the agenda, Public Hearing for Great Northern Dunnage on behalf of 100 Simplex LLC to construct eight new loading docks on the south side of the building located at 100 Simplex Drive.

J. Wyman read the notice into the minutes.

George Fredette of SFC Engineering presented and explained the plan. G. Fredette noted the Conservation Commission Agent has reviewed the drainage report.

G. Fredette gave an overview of some of the key points on the plan, they are as follows;

- The building is 15 acres and in an Industrial 1 district.
- Technology Drive will service the docks.
- There will be a new stormwater facility.
- Grading will drop 2 feet and feathered to the sides.
- The grade will be 2 % from the building and climb to 5% towards Technology Drive.
- 4 wall lights will be down-lit/shielded.

G. Fredette noted the Town comments that were made and addressed and noted on the plan.

1. The Fire Department required the relocation of one fire hydrant. One was eliminated.
2. Hours of operation are Monday - Friday 7am-5pm
3. Contact information.

D. Bartkus asked about the snow removal. G. Fredette stated they would be cutting out the area and feathering toward the sides of the building. Additionally the trench drain and sand filter will discharge the water.

Public Comment

J. Normandin asked where the closest neighbor was located. G. Fredette stated at least 800 feet away.

M. Auger made a motion to close the public hearing, D. Bartkus seconded, All in favor, motion carried (4-0).

The waivers that Great Northern Dunnage requested are as follows;

1. Open Space and Recreation.
2. Building Elevation.
3. Impact on Landscape study.
4. Traffic Impact study.
5. Environmental Impact study.

M. Auger made a motion to accept the waivers as presented, D. Bartkus seconded, All in favor, motion carried (4-0).

The conditions that Great Northern Dunnage requested are as follows;

1. Approvals of other Boards are not assumed in the decision.
2. Site Plan Approval is for this site only.
3. The Board reserves the right to modify or amend within its own power and without a public hearing.

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4. The permit shall lapse on September 24, 2021 if work has not commenced
5. Hours of operation are Monday through Friday 7am-5pm.
6. Per the Fire Department the fire hydrant shall be located on the East side of the loading docks
7. All site work will comply with the State Fire Code's Change of Occupancy Regulations
8. The contact information shall be provided to the Police, Fire, Planning and Public Works Departments.
9. Pre-construction meeting required with all relevant departments.

M. Auger made a motion to accept the standard conditions, D. Bartkus seconded, All in favor, motion carried (4-0).

Adjourned: 7:53 pm

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