



# 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 - November 12, 2019

Meeting Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Absent: Marie Auger

Additional Attendees: Wilfredo Melendez, Elizabeth Harris, Peter & Michele Carlson, Brian Szoc, Peter Moorshead & Kailec Taylor, Peggy & Esko Ala-Nisula, John Bowen, Isaiah Grigos, Chris Mossman and Janet Smith .

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, the minutes for October 22, 2019, tabled

Next order of business, Approval Not Required plan Peter & Michele Carlson, lot line adjustment with abutting property owner on Black's Pond Lane.

The Board reviewed and discussed.

D. Bartkus made a motion to endorse plan presented, A. Rice seconded, all in favor, motion carried (4-0).

The Town Planner reminded the owner to have both deeds amended.

Next order of business: Approval Not Required plan for Joshua Olson & Greenstone Realty LLC, lot line adjustment with abutting property owner on West Princeton Road.

The Board reviewed and discussed.

D. Bartkus made a motion to approve the lot line adjustment and endorse as presented, M. Smith seconded, all in favor, motion carried (4-0).

The Town Planner reminded the owner to have both deeds amended.

Next order of business: request of Peter Moorshead to rescind a condition of approval (house sprinklers) for the Kirali Court Definitive subdivision plan.

The Town Planner provided the Board with the Fire Chief's memo indicating his approval of the change. The owners explained the quotes they had received for the house sprinklers were much higher than anticipated.

M. Smith asked what was to be used in lieu of the house sprinklers. K. Taylor explained the house would have an abundant amount of smoke detectors as well as lawn sprinklers. K. Taylor noted the width of the driveway will be increased to satisfy the Fire Department's requirement.

D. Bartkus made a motion to rescind condition 8.7 of the Kirali Court subdivision, A. Rice seconded, all in favor, motion carried (4-0).

### *Public Hearing*

Next order of business, Planning Board vote on Definitive Subdivision Plan for a new private way (Kiwi Court) coming off 66 Ashburnham Road that will serve one existing house and one new lot. The owner/applicant is BRNG LLC.

J. Wyman read the notice into the minutes.

C. Mossman presented and explained the plan. The key points are as follows:

- They will use the existing driveway.
- Septic systems & private wells.
- Need to obtain an access permit through MassDOT.
- There will be a detention pond.
- There is stormwater management plan.
- The turnaround required by the Fire Department is 44-½ feet - a little more will be provided.
- Cul-de-sac will have 58-½ radius, 60 was proposed, 59 is the code.

J. Wyman questioned the set-back distance. C. Mossman stated it was 30 feet to the cul-de-sac.

A. Rice asked what the grade was. C. Mossman stated 7-10%. The Town Planner noted 6% is required and this will need to be added to the waivers.

### *Public Comment*

The residents at #64 Ashburnham State Road expressed concerns with the 15 foot width of the driveway. They stated the state requires a 30 foot width. Their other concerns are listed as follows:

- The stormwater drain is in need of repair and does not drain properly.
- Land erosion due to the lack of retaining wall as noted on original plan.
- The request of the applicant for the Environmental Impact Study waiver.

The Town Planner asked if the 30 foot requirement is a true requirement of the state. C. Mossman stated he was exactly clear on the requirement.

The Town Planner asked who was contacted at the MassDot office. C. Mossman stated he had spoke with Chris Chambers. The MassDot is reviewing the plan.

The resident again expressed concern regarding the drainage.

The Town Planner noted the solution to the erosion control will be determined by C. Mossman and the Conservation Commission.

The Town Planner asked for clarification to the width of roadway from MassDot.

J. Wyman asked if the storm drain issue was the state's responsibility. The resident stated no.

A. Rice made a motion to continue the public hearing on November 26, 2019 at 7 pm,

D. Bartkus seconded, all in favor, motion carried. (4-0)

### *Continued Public Hearing*

Next order of business: Senior Housing Project, Commonwealth Community Developers, Site Plan Approval to build 50 affordable senior apartments at the end of Community Way.

J. Wyman read the notice into the minutes.

The applicant's attorney discussed the project as affordable and the need to receive approval from the Department of Housing and Community Development (DHCD). He further explained the parking has been reduced to 50 spots and the DHCD may want the plan to reflect less.

The Town Planner noted that would be 1 space per apartment with overflow parking at the Senior Center.

D. Bartkus asked about the snow removal. J. Perrine stated the DHCD had not addressed that.

M. Waterman presented the revised plan and explained the changes to the project;

- The parking was redesigned and now closer to the building. 30 spaces below on the East Side and 20 on the West Side.
- 2 lanes into a covered drop off area and a one way traffic circle.
- Large area for snow storage.
- Building & pavement are 10.8%.
- West End has Fire access to rear of building with a large gravel area for a turnaround.
- The berm for the abutter is consistent with the Senior Center requirements.
- The walking trails will consist of native material and be marked & cleared.
- The sidewalk will connect to the existing Senior Center sidewalk.
- No changes to the facade.

The Town Planner asked J. Perrine if the special permit was sufficient to begin the application process. J. Perrine believes it is sufficient.

D. Bartkus asked if there were 25 parking spaces under. M. Waterman indicated 30 spaces and 6 handicapped spaces proposed.

A. Rice asked how the garages will be assigned. J. Perrine stated some will be assigned to those who need them there will be a lottery for them and also a waiting list.

J. Wyman asked about the visitor parking. J. Perrine anticipates some residents will not have a car leaving those spaces for visitors.

J. Wyman inquired about staff. J. Perrine stated there will be a combination of staff as well as 24-7 emergency maintenance personnel.

J. Wyman asked about the noise. M. Waterman noted the units above Route 2 will have a change to the windows and the tree line is 80 feet to the trail. J. Winslow noted the buildings were 60 feet to the lot line and 100 feet to Route 2.

The Town Planner suggested the applicant revise the plans and compile a point by point response memo by the end of the week therefore they will be ready the staff meeting.

No Public Comment

D. Bartkus made a motion to continue the public hearing to November 26, 2019, at 7:15 pm, A. Rice seconded. All in favor, motion carried (4-0).

Last item on the agenda: Town Planner report for October.

Adjourned: 8:07 pm