



# 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 - February 11, 2020

Meeting Room 222

Members present: Andrew Rice, Marie Auger, Dan Bartkus, and Mike Smith.

Staff: Town Planner Stephen Wallace

Absent: Jon Wyman

Additional Attendees: Eugene LeBlanc

Vice Chairman Auger called the meeting to order at 7:00 PM.

First order of business: approving the minutes for January 28, 2020. D. Bartkus made a motion to accept the minutes for January 14, 2020, M. Smith seconded. All in favor, motion carried (4-0).

### *Continued Public Hearing*

Next order of business, Definitive Subdivision Plan for a new private way (Kiwi Court) coming off 66 Ashburnham State Road that will serve one existing home and one new house lot. The owner/applicant is BRNG LLC. The Town Planner read an e-mail from the applicant's engineer saying they would not be ready for tonight and requesting that the hearing be continued to 7:00 PM February 25, 2020.

M. Auger made a motion to continue the public hearing, M. Smith seconded, all in favor, motion carried (4-0).

Next order of business: Definitive Subdivision Plan for JEKN, LLC, private road coming off Adams Street that will serve two new lots. The Town Planner read an e-mail from the applicant's engineer saying they would not be ready for tonight and requesting that the hearing be continued to 7:00 PM February 25, 2020. The Board briefly discussed the proposed legal settlement for its previous denial of ANR endorsement for this property and it was agreed that the settlement agreement will be referenced in the eventual decision for this project and then signed separately after the decision is signed.

D. Bartkus made a motion to continue the public hearing to February 11, 2020, M. Auger seconded, all in favor, motion carried (4-0).

Next order of business: Review of new/revised bylaws and zoning amendments that the Planning Board will sponsor for the Annual Town Meeting in May.

The first item discussed was a proposed zoning amendment intended to bar flag lots from using cul-de-sac turnarounds for their required frontage. The Board agreed that the language currently proposed was too vague, so they worked out language for a new item that will be added to the Zoning Bylaw's flat lot

provision (Section 205-13, Section B. The new Item 4 will read as follows: *flag lots cannot use cul-de-sac turnarounds for their required frontage.*

The Town Planner then went on to explain that because the Town is trying to renew its National Pollutant Discharge Elimination System (NPDES) permit with the Environmental Protection Agency's (EPA), it needs to revise several general bylaws and all of its regulations to address stormwater management. Towards that end, the Board will be proposing revisions to its Earth Removal-Placement of Fill general bylaw and its Low Impact Development general bylaw, as well as proposing a new Stormwater Management General Bylaw. Once these bylaws are adopted, the Planning Board will need to revise its Earth Removal-Placement of Fill regulations, Subdivision Regulations, Site Plan Review regulations to address stormwater management, and adopt new regulations for Low Impact Development and Stormwater Management.

Drafts of the new/revised bylaws and new/revised regulations have been posted on the Planning Board's website. These materials are the product of the Town's inter-departmental stormwater management task force, which consisted of the Department of Public Works (DPW), DPW's stormwater consultant, Planning Department, the Planning Board's consulting engineer, the Building Department and Conservation Commission.

The Board reviewed the revised Earth Removal Bylaw, LID Bylaw and the new Stormwater Management Bylaw, but did not make any changes to them. It was agreed that the Board members would review the new/revised bylaws in conjunction with the new/revised regulations and would resume this discussion at the next Planning Board meeting on Tuesday February 25th. The premise of this effort is to have the Board members come to consensus on the bylaw language at the 2/25 meeting so it can then refer the bylaws to the Board of Selectmen in time for their early March meeting. The Selectmen will then refer the bylaws back to the Planning Board for its required public hearing on March 24th.

Meeting Adjourned: 7:55 PM