



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 25, 2020

Meeting Room 222

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

Staff: Andrea Mastrototo, Recording Secretary

Absent: Jon Wyman and Marie Auger

Additional Attendees: Elizabeth Harris, Wilfredo Melendez, Philip M., Jimmy Pappas, Lance Dellogois and Brian Marchetti.

D. Bartkus 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 February 11, 2020.

A. Rice made a motion to accept the minutes for February 11, 2020, M. Smith seconded, All in favor, motion carried (3-0)

Next order of business: Route 140 Road layout recommendation to the DPW. A. Rice asked if this would help the flooding in the road. The Town Planner explained the MassDot will be shifting the road within the Right of Way.

A. Rice made a motion to back the decision of the DPW to bring this to Town Meeting, M. Smith seconded, all in favor, motion carried (3-0).

Next order of business: ANR plan for James Pappas, one new house lot off 35 Bathrick Road.

J. Pappas presented and explained the plan. The Board reviewed and signed.

M. Smith made a motion to approve, A. Rice seconded, all in favor, motion carried (3-0).

Next order of business: ANR plan for JP Dell, four new house lots off Bean Porridge Hill Road and one off Potato Hill Road.

B. Marchetti presented and explained the plan consist of four standard lots and one flag lot. The Board reviewed and signed.

A. Rice made a motion to approve, M. Smith seconded, all in favor, motion carried (3-0).

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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.

M. Smith made a motion to continue the public hearing to March 10, 2020, A. Rice seconded, all in favor, motion carried (3-0).

Next order of business: Definitive Subdivision Plan for JEKN, LLC, private road coming off Adams Street that will serve two new lots.

M. Smith made a motion to continue the public hearing to March 10, 2020, A. Rice seconded, all in favor, motion carried (3-0).

Next item on the agenda: review of proposed general bylaws and zoning amendments for the Annual Town Meeting in May.

The Town Planner noted he will be meeting with the Board of Health next week. He had not received any comments from the other Boards.

The Town Planner listed the amendments as;

- Flag lots, the Board had no additional comments.
- Earth Removal, the Board had no additional comments.
- Low Impact Development (LID), the Board had no additional comments.
- Stormwater management, the Board had no additional comments.

M. Smith made a motion to forward the amendments to the Board of Selectmen, A. Rice seconded, all in favor, motion carried (3-0)

The public hearing for the amendments will be held on March 24, 2020.

Last item on the agenda, Open Meeting Complaint: Jill Normandin regarding Planning Board meeting minutes.

The Town Planner stated the complaint has been addressed by J. Wyman and will resend to the Attorney General the previous response.

Adjourned: 7:28 pm

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