



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 Lawrence Skamarycz Mike Smith

May 12, 2020

Planning Board - Draft Meeting Minutes

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

Staff: Andrea Mastrototaro, Recording Secretary

Absent: Marie Auger

Additional Attendees: Heather Billings, Peter Bay, Tim Dunfort, Wilfredo Melendez & Elizabeth Harris, Wes Flis, Chris Mossman and Jill Normandin.

J. Wyman called the meeting to order at 7:00 PM and read the information regarding Open Meeting Law and remote participation.

First order of business: approving the minutes for April 28, 2020.

L. Skamarycz made a motion to accept the minutes for April 14, 2020, D. Bartkus 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.

C. Mossman informed the Board he is still working with the MassDOT. Jill Normandin wanted the Board to revisit the Building Commissioner's interpretation that the Earth Removal bylaw does not apply to driveways for single family homes, and the Board declined.

D. Bartkus made a motion to continue the hearing to June 9, 2020, 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 informed the Board he has done a site walk with the applicant and engineer. The peer review has not been received from McCarty Engineering. W. Flis stated the applicant's lawyer requested an extension to May 26, 2020.

D. Bartkus made a motion to continue the hearing to May 26, 2020, L. Skamarycz seconded, all in favor motion carried (4-0).

Next item on the agenda, Minor amendments to a previously approved site plan: relocate several poles, eliminate a few gravel access drives and narrow the width for the remaining access drives for the solar project on Ellis Road. Applicant: Ellis Road Solar, LLC, Owner: P-Renewable Holdings LLC.

The Town Planner stated the Board reviewed agricultural and the chain link fencing.

D. Bartkus stated Peter Bay and W. Flis both confirmed the perimeter access road is not used. D. Bartkus feel they don't need the road. The Town Planner asked if the Conservation Commission issued a new Order of Conditions. D. Bartkus stated no, they were not on the agenda. W. Flis noted the Conservation Commission voted for a positive recommendation to the Planning Board.

Public Comment

Peter Bay, applicant stated the agricultural fencing had a 40-year warranty and is aesthetically better and used on most projects.

The Town Planner asked the Board to vote for the fencing they prefer to see for the project. The Board voted 4-0 in favor of the chain link fence. W. Flis will revise the plan to reflect chain link fencing.

D. Bartkus made a motion to approve a modified site plan with chain link fence and new Order of Conditions. M. Smith seconded, all in favor motion carried (4-0).

Next item on the agenda, Planning Board review and comment: Zoning Board petition from 9 Village Road, LLC to amend the drug rehabilitation center's Special Permit to expand the number of beds and allow for increased out-patient treatment services.

The Town Planner asked the Board to support, not support or refuse to comment based on the information they have.

M. Smith is not in support at this time.

D. Bartkus stated he did not have enough information. L. Skamarycz and J. Wyman agreed with D. Bartkus.

J. Wyman had concerns regarding security. The Town Planner stated the security is the purview of the Fire and Police Departments

The Board has no comment, not enough information.

Next item on the agenda, Planning Board review and comment: Zoning Board petition from James Pappas for a Use Variance to construct a residential building within an Industrial zoning district at 37 Bathrick Road.

The Board voted unanimously in support of the Use Variance.

Last item on the agenda: Planner report for April.

Adjourned: 7:30 pm