



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 Lawrence Skamarycz Mike Smith

Westminster Planning Board

Meeting Minutes for July 28, 2020

Westminster Senior/Community Center

Members present: Jon Wyman, Marie Auger, Mike Smith, and Larry Skamarycz.

Staff: Stephen Wallace - Town Planner, Andrea Mastrototaro -Recording Secretary

Absent: Dan Bartkus.

Additional Attendees: Mathew Pearson, Steve Ballard - Whitman & Bingham.

J. Wyman called the meeting to order at 7:00 PM.

First order of business: the minutes for the July 21 were not ready yet, so the Board continued this item to its first meeting in August.

Next Item: Approval Not Required (ANR) plan for Mathew & Laurie Pearson, one new building lot off Bragg Hill Road (Tax Map 11, Lot 1).

The Board discussed the plan with the applicant and was told that splitting off the lot was the first step towards withdrawing the lot the Chapter 61 taxation program so he could sell it. The larger master lot will remain in the Chapter 61 program for the time being.

Next Item: Approval Not Required (ANR) plan for Westminster Business Park LLC, relocation of the Midstate Trail (Tax Map 62, Lots 21 & 25).

Steve Ballard from Whitman & Bingham was there representing the Business Park owners. The Board had previously approved an ANR plan for the residential portion of the Park property, however, the Midstate Trail would end up going through the middle of a couple of proposed house lots. The Park owners, in consultation with the Town and the Midstate Trail Association, came up with a plan to relocate the trail so that it did not run through the middle of the proposed house lots. Having this ANR plan endorsed by the Board is the first step in the process. The Town and its legal counsel will now meet with the Park owners and their legal counsel and the Midstate Trail Association to discuss how to move the project forward. The ultimate goal of the project is to permanently protect this portion of the trail through a conservation easement.

Adjourned: 7:30 pm