



Town of Westminster

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

Phone: (978) 874-7414

swallace@westminster-ma.gov

Jon Wyman, chairman

Marie N. Auger, vice chairman

Dan Bartkus

Lawrence Skamarycz

Mike Smith

Planning Board Meeting Minutes, September 8, 2020 Westminster Senior/Community Center

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

Staff: Town Planner Stephen Wallace

Absent: Dan Bartkus

Additional Attendees: Jeff Aveni, Alex Szoc, Gary McDonald, and Don Wuoti.

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

First order of business: the minutes for August 25, 2020. Board voted unanimously (4 - 0) to approve said meeting minutes.

Next agenda item: Approval Not Required (ANR) plan for Wuoti Living Trust, 86 Worcester Road, five new house lots. Don Wuoti explained why he was dividing his property and when the new lots might be developed. The Board voted unanimously (4 - 0) to endorse the ANR plan.

Next agenda item: Sign the Mylar for the Betty Joe Way Definitive Subdivision Plan (owner/applicant: Bear Investments LLC, Tax Map 102, Lot 8). Attorney Jeff Aveni was in attendance representing the applicant. The Board signed the Mylar and instructed Attorney Aveni to have the plan recorded with the Registry and provide the Planning Board with a copy of the recorded plan with its Book and Page # affixed.

Next up was a continued public hearing for a Special Permit to utilize a portion of the Aubuchon Warehouse for an indoor marijuana grow facility. Applicant: Crabgrass LLC, Owner: Westminster Realty LLC (Tax Map 100, Lot 78). The Town Planner informed the Board that he received a letter from the property owner requesting that the application be withdrawn. The Board voted unanimously (4 - 0) to accept the withdrawal without prejudice.

Next agenda item: Planning Board Recommendation on whether or not the Town should exercise its Right of First Refusal on land being withdrawn from the Chapter 61 taxation program, 152 Bragg Hill Road (owners: Mathew & Laurie Pearson). Town Planner noted for the Board that the withdrawal request is for the one building lot that the Board approved last month through the ANR process. The Board voted unanimously (4 - 0) to recommend that the Town not exercise its right of first refusal on this property.

Last agenda item: The Town Planner read his report for the month of August.

Adjourned: 7:25 PM