



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

PLANNING BOARD MEETING MINUTES

October 13, 2020

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

Staff: Andrea Mastrototo, Recording Secretary

Absent: Marie Auger

Additional Attendees: Neil Gorman, Wilfredo Melendez, Chris Mossman, Suzanne & Thomas Farias, Craig Perry, Amy Fantoni, Peter Normandin, Jill Normandin and Teresa Snyder.

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

First order of business: the minutes for September 8, 2020.

L. Skamarycz made a motion to accept the minutes for September 8, 2020, M. Smith seconded. All in favor, motion carried (3-0)

The minutes for September 22, 2020

D. Bartkus made a motion to accept the minutes for September 22, 2020. M. Smith seconded, All in favor, motion carried (3-0)

Next order of business: Stormwater Management waiver request for Michael Wheeler, to build a single family home on Ellis Road (Tax Map 127, Lot 23).

The Town Planner noted the applicant started the design process in 2018 and finished the design last year. The Conservation Commission and the Building Commission are in support of the waiver.

N. Gorman, David E. Ross & Associates explained to the Board during the process of driveway planning and due to COVID the project was setback. N. Gorman noted that once they were ready to move forward again the Town of Westminister passed a Stormwater Management bylaw. N. Gorman stated this bylaw is triggered because there is more than an acre of disturbance.

N. Gorman stated it is a financial burden for the homeowner, building a single family home to have to meet with Massachusetts Stormwater Standards.

N. Gorman noted they have done a great amount of control for the runoff with swales on both sides of the driveway with rip rap. N. Gorman noted they are not sending any water off-site.

D. Bartkus made a motion to approve the waiver request, L. Skamarycz seconded, All in favor, motion carried (4-0).

Next order of business: Approval Not Required (ANR) plan for Thomas & Suzanne Farias, lot line adjustment on Minott Road.

The Board discussed and reviewed.

M. Smith made a motion to endorse the plan as presented. L. Skamarycz seconded, all in favor, motion carried (4-0).

Next order of business: Approval Not Required (ANR) plan for Davit Realty Trust, Lot line adjustment for 17 Sawin Drive.

The Board discussed and reviewed

D. Bartkus made a motion to endorse the plan as presented. L. Skamarycz seconded, all in favor, motion carried (4-0).

Next order of business: Approval Not Required (ANR) plan for The Normandin Group LLC, one new building lot at 32 Lanes Road.

The Board discussed and reviewed

M. Smith made a motion to endorse the plan as presented. L. Skamarycz seconded, all in favor, motion carried (4-0).

Next order of business: Request for time extension to complete the road for the Charles Way subdivision (off Overlook Road) from Teresa Snyder, applicant (Tax Map 79, Lot 3).

T. Snyder explained COVID hit, things slowed down and she, being a nurse continued to work.
T. Snyder is requesting a year extension.

D. Bartkus suggested a 2 year extension for the driveway and the house.

D. Bartkus made a motion to approve the 2 year extension. L. Skamarycz 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 stated the applicant submitted the revised subdivision plan and drainage calculations. The Fire Department and the Building Commissioner approved the new documents. The Conservation is requiring a new Notice of Intent.

C. Mossman discussed the changes as follows;

- The vegetation will be maintained.
- Loam & seed will be used instead of stump grindings on the South slope.
- The slope will be a bit less than 2:1

C. Mossman has received a proposal from a contractor to build the rip rap swale on the side of Route 12.

Public Comment

W. Melendez asked about the expiration of the permit. C. Mossman stated the permit expires in December 2020.

The Town Planner asked C. Mossman to explain the Homeowner's Agreement and answer the questions the abutters had.

1. Who will own the road? C. Mossman noted there are three lots, the road will be owned by lot 4a or may be transferred to lot 4b.
2. If the present owner sells, will the new owner be subject to the HOA? Yes.
3. Progress on trying to obtain a contractor to do work on the Route 12 side? Answered earlier.

The Town Planner asked for a revised copy of the HOA to be submitted.

W. Melendez asked about the slope being compacted. C. Mossman feels it is pretty compact and stable currently but stated there will be equipment up there compacting the loam and seeding.

J. Normandin expressed her concerns with this approval setting a precedent.

J. Normandin submitted documents for review (attached).

J. Normandin feels the bylaws are not optional.

D. Bartkus made a motion to continue the hearing to October 27, 2020 at 7 pm, M. Smith seconded, all in favor, motion carried (4-0).

Next item on the agenda, Zoning Board case - review & comment: Finding request of Doreen Lewis that an extension to a pre-existing non-conforming structure at 41A Ellis Road will not be substantially more detrimental to the neighborhood.

D. Bartkus feels there is a lack of information for the Board to act on it.

D. Bartkus made a motion to take no action, L. Skamarycz seconded, all in favor, motion carried (4-0).

Last item on the agenda, Zoning Board case - review & comment: Finding request of Wesley Smith that building a new single family home at 173 South Ashburnham Road will not be substantially more detrimental to the neighborhood.

D. Bartkus feels there is a lack of information for the Board to act on it.

D. Bartkus made a motion to take no action, L. Skamarycz seconded, all in favor, motion carried (4-0)

Adjourned: 7:55 pm