



# 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; February 9, 2021  
Remote Participation ZOOM Meeting.

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

Absent: Dan Bartkus

Additional Attendees: Jeff Aveni, Nicholas Aveni, Chris Mossman, Christy Haley, Brian Marchetti and Robert Hakala

J. Wyman read the Governor's open meeting order.

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

First order of business, the minutes for January 12, 2021.

L. Skamarycz made a motion to accept the minutes for January 12, 2021. M. Auger seconded, Roll Call Vote, all in favor, motion carried (4-0),

Next order of business, Approval Not Required (ANR) plan for Arthur Haley III, six new house lots at 32 Ellis Road (Map 109, Lot 61).

C. Mossman explained the plan. C. Mossman noted there are wetlands on lot 6. M. Auger asked if the lots had water and sewer. C. Mossman stated the lots have water and the property owners will extend the sewer line. M. Auger asked who those owners were. C. Mossman stated they are 3 family members.

The Town Planner stated the project may be subject to the Town's new Stormwater Management permitting system.

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

M. Auger made a motion for the Chairman, Jon Wyman to be the sole signatory on all ANR plans from now on. L. Skamarycz seconded, all in favor, motion carried (4-0).

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Next order of business, Vote to sign the Mylar for Kiwi Court definitive subdivision coming off 66 Ashburnham State Road, owner/applicant BRNG LLC (Tax Map 12, Lot 6).

This item is continued to the February 23, 2021 meeting.

Next order of business, Westminster Business Park: time extension request for Phase II Definitive Subdivision plan

B. Marchetti explained the 9-month extension granted in April of last year was based on the submission of the 5-year MEPA update. B. Marchetti stated 5 year MEPA updates are only required upon a sale of the property or a State permit/action. The sale of Lot I-7 fell through.

B. Marchetti is requesting a two-year extension for the Subdivision approval.

The Town Planner reminded the Board that Town personnel walk the site twice a year (spring and fall) to identify any outstanding issues to address during active operation (spring through the fall) and the winter slowdown. The project remains in good standing.

The Town Planner asked for the bond to be recalculated. B. Marchetti stated he will discuss the bond with the owners.

The Town Planner asked about the status of the residential development off North Common Road. R. Hakala indicated Whitman & Bingham was going to set the bounds.

B. Marchetti noted the ANR plan depicting the new location of the Mid-State Trail would be accepted after all the bounds were set to relocate the Mid State Trail.

M. Auger made a motion to approve the extension. L. Skamarycz seconded, all in favor, motion carried (4-0).

Next order of business, Open Meeting Complaint: Jill Normandin regarding Planning Board Meeting Minutes.

J. Wyman noted the complaints filed January 22, 2021 and February 1, 2021. KP Law drafted a response for both. J. Wyman stated the documents that were discussed at those meetings were not attached to the minutes.

M. Auger made a motion to accept the KP Law letter regarding January 22, 2021. L. Skamarycz seconded, all in favor, motion carried (4-0).

M. Auger made a motion to accept the KP Law letter regarding February 1, 2021. L. Skamarycz seconded, all in favor, motion carried (4-0).

Last item on the agenda, Planner report for January.

Adjourned: 7:25pm

Documents discussed at the meeting include:

- Approval Not Required (ANR) plan for Arthur Haley III: application, plan and location map.
- Mylar for Kiwi Court definitive subdivision coming off 66 Ashburnham State Road, owner/applicant is BRNG LLC.

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- Westminster Business Park: time extension request for Phase II Definitive Subdivision plan dated January 9, 2021.
- Open Meeting Complaints: Jill Normandin regarding Planning Board meeting minutes and draft Town Counsel responses for same.
- Planner report for January.

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