



Town of Westminster

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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William C. Taylor, II - Chairman, Marie N. Auger - Vice Chair, M. Donald Barry Michael Fortin Jon Wyman

MINUTES OF REGULAR MEETING

Tuesday, March 12, 2013

Room 222, Town Hall

Attendees: Bud Taylor, Marie Auger, Mike Fortin, Jon Wyman, Stephen Wallace-Town Planner

Additional Attendees: Ms. Noelle Berard, Mr. Chris Mossman, Mr. Eugene LeBlanc

Absent: Don Barry (At Senior/Community Center meeting)

7:00p.m.

The Planning Board opened the meeting. Bud informed those present the meeting was being audio recorded.

7:00p.m. *Minutes*

Jon made a motion to approve the February 25, 2013 meeting minutes. Seconded Mike. Jon asked to have a couple typos changed and change the section of the Senior/Community Center project to identify that the abutter Mr. Kaski lives on the right, not left side of the project. Voted AIF to accept with amendments. (Bud, Jon, Mike)

7:08p.m. *Chris Mossman, conceptual discussion regarding a potential subdivision on Worcester road on behalf of property owner Eugene LeBlanc.*

Mr. Mossman presented and described a conceptual plan of a 3 lot subdivision off Worcester Road. There would be a privately owned road into the site ending approximately 400 feet at a turnout that would supply driveways to three house lots. The owner Mr. LeBlanc would be asking for a number of waivers from subdivision regulations. Two of the lots would be accessed from a shared driveway off the roadway in.

The board had previously reviewed the plan at the February 25, 2013 PB meeting.

Marie asked if there was any reason they had not clustered the houses together. Marie stated she thought it was using a lot of land for three houses.

Mr. LeBlanc stated his motivation was to provide large house lots for his three daughters.

Marie asked about the proponents desire to not pave the road. Mr. Mossman confirmed their desire was to not pave.

Mike stated the Feb 25th discussion was they were basically asking for three lots to be served from one common driveway leading onto Worcester Road where two would be presently allowed by the ANR process.

Mike asked Marie to comment on keeping the majority of the land as open space. Marie stated open space served to protect resources as well as provide recreational use.

There was discussion about the value of land used for homes vs. kept as open space and the use of Chapter 61 programs.

The board discussed where the line was for how many homes could be served by private roads. Marie stated that private roads start with good intentions but end up causing problems into the future as roads need maintenance which taxpaying homeowners expect will be done by the town.

Bud was concerned that in the future there would be requests to further add house lots off the private road.

Mr. Taylor was concerned with the board setting a precedence of allowing common driveways.
Mr. Mossman asked the board to vote to support or not support.
Marie stated she would not support without the road meeting town subdivision regulation standards and being accepted by the town in the future.
Marie motioned the board not support the plan as presented. Mike seconded.
Bud asked the board to vote on whether they would support the conceptual plan as presented.
Marie said she would not support the plan as presented.
Mike said he would not support the plan as presented.
Jon said he would support the plan as presented.
Bud stated he would not support the plan as presented.
Mr. Mossman thanked the board for their input.

7:29p.m. Rebanna Road outstanding bond.

Stephen stated that every six months he sits down with the town accountant and treasurer to review PB accounts. Stephen stated DPW Director Josh Hall stated the list of outstanding items required for town acceptance had not changed since his letter to the PB in 2009.

There was discussion of developers going out of business, and trying to get failed subdivisions completed by new owners.

Jon asked what control was available to prevent the situation that existed presently.

Stephen stated the existing bond amount was \$4918. Marie stated the developer had been prevented from receiving building permits until he had made improvements to a utility trench at the end of road.

Mike asked what power the board had to either increase the bond or withhold building permits until a certain amount of the work was complete.

Bud stated the board should be looking at putting liens on the house lots to provide an incentive for the developer to make the required improvements.

Mike stated the PB had worked with developers in the past to get project completed such as the new owners at Sawin Drive. It was the goal of the board to complete the existing projects, not put any new developers/owners out of business.

At Stephen's recommendation, Bud asked Stephen to seek town council input about what legal options were available to the board regarding bonding, withholding building permits to the developer and/or liens on the property so the board could decide the best option to deal with underfunded bonds.

7:42p.m. Discussion of ongoing business

There was discussion by the board about the Earth Removal Bylaw and Regulations and the upcoming public information forum on March 19th.

There was discussion about group homes and zoning uses.

8:50p.m. Adjourn.

Jon made a motion to adjourn. Seconded Mike. The PB voted AIF to adjourn.

2 Pages of Minutes
Respectfully submitted,
Michael Fortin

1 Attachments :

1 Conceptual Plan from Eugene LeBlanc for a 3 house subdivision off Worcester Road.
