



# Town of Westminister

MASSACHUSETTS 01473  
FROM THE OFFICE OF THE  
**PLANNING BOARD**

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Jon Wyman, chairman

Marie N. Auger, vice chairman

Michael Fortin

Andrew Rice

## MINUTES OF REGULAR MEETING

Tuesday, March 8, 2016

Room 222, Town Hall

Attendees: Jon Wyman, Marie Auger, Mike Fortin, Andrew Rice, Town Planner Stephen Wallace

Absent:

Additional Attendees: Mr. Wesley Flis / Whitman & Bingham, David Murphy, Mr. Joseph Aveni (did not sign in)

7:00 p.m.

Jon opened the Planning Board meeting and informed those present the meeting was being audio recorded.

7:00 p.m. - *Minutes*

Jon asked PB members to review the February 9, 2016 meeting minutes. Marie motioned to approve both sets of minutes. Seconded Mike. The PB voted AIF to accept the minutes.

7:01 p.m. - *David Murphy and engineer: preliminary consultation regarding possible subdivision of property located on Newton Road.*

Mr. Wesley Flis/Whitman & Bingham described the plan to the Board. Subdivision rules have changed since the plan had first been introduced in 2008. A 1385' boulevard road was shown on the exhibited new cluster subdivision plan that was shorter than in a prior version. The proponent hopes to obtain land to the right of the entrance boulevard off Newton Road to create a conforming radius as outlined in the subdivision regulations. In exchange for the land at the front of the abutters' property to create the radius, enough land from the subdivision would be exchanged and added to the rear of that land to make the now non-conforming lot area legal. A strip of land 20 feet wide at the far end turning circle of the boulevard would remain on the plan to allow access to open space behind the developed lots at the far end of the roadway. There was also a strip of land shown (Parcel B) to allow access to the rear of the property belonging to the abutter on the left of the subdivision. The proponent will go through the cluster subdivision process. The land extends into Hubbardston but there are 49 acres of land in Westminister that would allow a potential 16 house lots. Three of the house lots would not have direct access to the open space. The proponent would be asking for a waiver for the length of the road from subdivision regulations. The proposed road would eventually be turned over to the Town as a public way. Mr. Flis asked for a feel from the Board if they would waive the boulevard idea of two 20' wide roads next to each other. He noted other subdivisions (Rebanna Road for example) had longer cul-de-sacs with more houses on them. Stephen noted that the PB generally takes its cue from DPW on what they would feel was needed to maintain the proposed roads. Stephen asked if the plan has been shown to the Fire Department and DPW. Mr. Flis had spoken to the fire department with the last iteration of the plan, but not the latest one. He intended to do so. Lot sizes ranged from 20,000 square feet and up. They hoped to create a nitrogen loading plan, restricting nitrogen loading on other parts of the open space in exchange for waivers for the lot septic systems. All lots will require septic systems and wells. They would need 4 acres of deed restricted land to build the potential 16 three and four bedroom homes. The proponents intent of the land in Hubbardston is to deed it to his children. The open space created would border Westminister

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State Forest. The proponent would be asking for a waiver on sidewalks to be constructed on just one side of the road. Perc tests had been performed on many of the lots. After further discussion and on Stephen's suggestion, the Board recommended a technical review of the project where the engineering firm that would represent the PB could size up the job and recommend funding of a 53G account for their services. Mr. Flis agreed. Stephen will set up a technical review meeting for early April.

*7:34 p.m. - Debrief from zoning amendment public informational meetings.*

Stephen told the Board that the public informational meetings were sparsely attended. No changes came from the meetings. All Department comments have been addressed. The public hearing will be held on March 22.

*7:37 p.m. Refer zoning amendments to the Board of Selectmen.*

Mike made a motion to have Jon sign a letter dated March 8<sup>th</sup> to refer the seven Zoning amendments to the BOS. Marie seconded. The PB voted AIF to refer the 7 zoning amendments attached to letter.

*7:39 p.m. Town Planner Report for February 2016.*

The Board reviewed the monthly report. Stephen noted that the Town received a positive response from the Governor's office regarding our participation in the Community Compact program and a signing ceremony will take place sometime in March. The Community Compact agreement will pay Northeastern to perform the Economic Self-Assessment for the Town and an IT Plan for the Town.

MRPC's District Local Technical Assistance (DLTA) grant program will be used to conduct some advance work in preparation for sending out an RFP for senior housing behind the new senior center.

*7:52 p.m. Adjourn.*

Marie made a motion to adjourn. Mike seconded. The PB voted AIF to adjourn.

2 Pages of Minutes

Respectfully submitted,

Michael Fortin

3 Attachments :

- 1) Conceptual Boulevard Roadway for a 16-Lot Cluster Subdivision prepared for WestHub Realty Trust (David Murphy) dated March 8, 2016. 1 page.
- 2) Letter referring 7 Zoning amendments to BOS dated March 8<sup>th</sup> 2016. 1 page. (with 7 attached Zoning amendments.)
- 3) Town Planner Update Memo to BOS dated February 29, 2016. 2 pages. (*Planner Update Feb 2016.pdf*)

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