

**Town of Westminster**  
**Planning Board**  
**Phone: (978) 874-7414**  
**Tracy Murphy, Town Planner**

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Gregg Buckman, Chair	Marie N. Auger, Vice Chair	Dan Bartkus	Jodi Snyder
Jacky Nally			

March 28, 2023

**MINUTES Planning Board**

Members present: Gregg Buckman, Jodi Snyder, Jaclyn Nally, Dan Bartkus, Marie Auger  
Town Planner, Tracy Murphy

Andrea Mastrototo, Recording Secretary

Additional Attendees: P Barber

G. Buckman called the meeting to order at 7:00 PM.

**Administrative Matters**

Approve meeting minutes from December 13 2022, January 10 and February 14, 2023.

J. Snyder made a motion to approve with attachments listed. M. Auger seconded. All in favor, motion carried (5-0-0).

**Public Hearing**

Pursuant to MGL, Chapter 40A, Section 5 and Section 205-52 of the code of Westminster, Massachusetts, notice is hereby given that the Westminster Planning Board will hold a Public Hearing on Tuesday, March 28, 2023 at 7:00 PM in Room 205, Westminster Town Hall, 11 South Street, to discuss the following proposed amendments to the Zoning Bylaw:

1. Under 205-32 Table of Use Regulations, Article XI Special Provisions: the addition of Sub-Section 205-32.1 Short Term Rentals.  
Under 205-22 Table of Use Regulations, Article VI Attachment 1:5 Accessory uses and off street parking: the addition of I (18.) Short Term Rental allowed by right in all zones except I -I & I- II where the use will not be permitted.

Chairman Buckman read the notice into the record.

*The Board reviewed the final draft that included Town Counsel's comments.*

M Auger stated she saw no reason to restrict short term rentals from an Industrial Zone. The Board Agreed and T Murphy will make the change.

No members of the public spoke on the matter.

M Auger made a motion to close the hearing. J. Snyder seconded all in favor motion carried. (5-0-0)

M. Auger made a motion to put forth the zoning amendments as written with the addition of allowing short term rentals in Industrial Zones. J. Snyder seconded. All in favor, motion carried (5-0-0).

**Con't 150 State Road E – Continued from February 28, 2023**

Site Plan & Stormwater applications submitted by Victor Abdo of 8 Taymax Rd., Westminster to construct a 7,500 sq. ft. mixed use building at 150 State Rd. East. The property is owned by the applicant, is also known as Assessors map Map 92 parcel 9, and is located in the Commercial II district

The Applicant has requested the hearing be continued to April 11, 2023.

J Snyder motion to continue the hearing to April 11, 2023. J Nally seconded. The motion carried. (5-0-0)

Next meeting April 11, 2023, 7:00pm

Adjourned 7:15 pm

Respectfully Submitted,

Tracy Murphy, Town Planner

Materials Discussed at this meeting include:

Meeting minutes from December 13 2022, January 10 and February 14, 2023.

Public Hearing Notice for proposed zoning Bylaw Amendments

Copy of proposed Draft Zoning Bylaw amendments, Short Term Rental, Use Table (Chapter 205),

Copy of Town Counsel's comments on the draft of the proposed "Short Term Rental" zoning bylaw amendment dated February 16, 2023