

Minutes of June 27, 2023

Approved 7/25/23

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

Jodi Snyder, Chair

Isaiah Grigos, Vice Chair

Jacklyn Nally, Clerk

Michael Ferris, Member

June 27, 2023
MINUTES

Members present: Jodi Snyder, Jaclyn Nally, and Michael Ferris.
Town Planner, Tracy Murphy

Absent: Isaiah Grigos
Andrea Mastrototo, Recording Secretary

Additional Attendees that signed in: Pete Normandin, Jr., Marie Auger, Arthur McGee, Keith Lemiuer, Douglas Miller, Lisa Rocheleau, Carol Urban, Karen Doran-Libby, Perter Normandin, Sr., Julie B Capponrone, Rebekah Taylor, I France

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

Administrative Matters

First item on the agenda, Minutes May 9, 2023

J. Nally made a motion to approve the minutes of May 9, 2023 as presented. M. Ferris seconded. All in favor, motion carried (3-0-0).

Public Hearings:

Con't 150 State Road E – Continued from April 11, 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.

Applicant requested that the hearing be continued to July 11, 2023

J. Nally made a motion to continue the public hearing to July 11, 2023 at 7:00 pm. M. Ferris seconded. All in favor, motion carried (3-0-0).

97A Main Street

Site Plan Approval and Low Impact Development applications submitted by 97 Main St Realty, LLC of 15 Laurie Lane Westminister MA 01473 for property located at 97A Main St Westminister, MA 01473 for removal a 2,087 sf residential/commercial building to construct a 1,827sf car wash at 97A Main St. The property is owned by the applicant, is also known as Assessor's Map 109, Parcel 40 and located in the Village Center zoning district.

J. Nally made a motion to open the public hearing. M. Ferris seconded. All in favor, motion carried (3-0-0).

P. Normandin, Jr presented an amended site plan to the Board. He indicated the plan reflects parking being removed from the front of the Dunkin' Donuts building and creating two lanes of traffic for better traffic flow and numerous green spaces to adhere to the LID regulations. Peter expressed that they want this plaza to look its best.

The main points of the project are as follows:

- Crosswalks are being installed
- Parking increased from 188 to 202 spaces.
- Green space added to the building and the plaza.
- Management of increased traffic flow.

J. Snyder asked if the access for deliveries would be sufficient. P. Normandin, Jr. stated yes.

J. Snyder asked about dumpster for the rest of the plaza. P. Normandin Jr. stated they are working pouring concrete pads for the dumpsters behind the building and explained that the parking spaces at the rear of the building are typically where employees of the businesses park.

T. Murphy asked about the crosswalks being level or raised. P. Normandin Jr. stated they are considering raised.

Public Comment:

A resident express concern regarding handicap parking. P. Normandin Jr. will look into maximizing the handicap spots as well as establishing/enforcing shared parking with the business owners.

A resident express concern regarding the increased traffic turning left into the plaza and the potential hazard to foot traffic. The resident proposed that there be improvements done to Main St. T Murphy explained that Main St. is under MassDOT jurisdiction and any proposals would have to be approved by them but agreed, improvements along Main St. are something that is needed.

T. Murphy stated Tetra-Tech will review the new plan and provide comments.

T. Murphy noted the Police and Fire Departments expressed no concerns and DPW is working on some questions.

J. Nally made a motion to continue the public hearing to July 11, 2023 at 7:00 pm. M. Ferris seconded. All in favor, motion carried (3-0-0).

New Business, Vacant Position Interest:

J. Snyder asked the interested party to give a brief explanation of why there are interested in the position.

Marie Auger

M. Auger stated she had been on the Board since 1993. Her passion is open space protection and environmental preservation.

Craig Lemieur

C. Lemieur indicated he is 2 years new to Town and has been doing site work/development for 20 years.

Arthur McGee

A. McGee stated he has a lifelong connection to Westminster. He volunteers and is involved in the community and professionally is a Clinical Lab Manager.

Rob Gendron

Absent

Old Business

Open Meeting Violation complaint dated 4/27/23 made by Jill Normandin regarding Planning Board minutes.

J. Nally made a motion to accept Town Counsel's response and have it sent in. J. Snyder seconded. All in favor, motion carried (2-0-1).

Next meeting July 11, 2023, 7:00pm

Adjourned 7:51 pm

Materials Discussed at this meeting:

June 27, 2023 Meeting Agenda
May 9, 2023 Draft Minutes
97A Main St – modified plan undated, prepared by Haley Ward

MVP Concept option 1 dated Feb 2022 prepared by Beta Group
Letter of Interest, Marie Auger dated June 2, 2023
Email expression of interest, Robert Gendron dated June 1, 2023
Email expression of interest, Craig Lemieur dated May 30, 2023
Email expression of interest, Arthur McGee dated May 31, 2023
Open Meeting Law Complaint Dated April 27, 2023
KP Response to Complaint