

Approved *9/26/23*

**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

August 22, 2023

Planning Board

Members present: Jodi Snyder, Jacklyn Nally, Michael Ferris, and Isaiah Grigos
Town Planner, Tracy Murphy

Absent: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Don Foster, Gary & Heidi Lordan, and Zac & Emily, Ed & Susan Nasitaka

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

Administrative Matters

First item on the agenda, Minutes July 11 and 25, 2023

M. Ferris made a motion to approve the minutes of July 11 and 25, 2023
as presented. I. Grigos seconded. All in favor, motion carried (4-0-0).

Next item on the agenda, ANR: Kaitlyn & Michael Brown, 183 Worcester Rd Map 162 Lot 6
Lot line adjustment 7.355 sf from Map 162 lot 7

M. Brown explained the plan to the Board.

I. Grigos made a motion to approve and endorse the plan as presented. M. Ferris seconded. All in favor,
motion carried (4-0-0).

Next item on the agenda, Extension Request: Definitive Subdivision Approval, Road Construction -
Betty Jo Way

The applicant asked for M. Ferris to recuse himself. M. Ferris stated he spoke with the ethics commission and he has filed his disclosure.

J. Nally made a motion to approve the extension request. I. Grisos seconded, All in favor, motion carried (4-0-0).

Public Hearings:

Park Meadow -Definitive Cluster Subdivision

Definitive Cluster Subdivision application submitted by Jeanson Builders Contracting Inc. of 98 Charter Rd. Ayer Ma 01720 for land with frontage on 12 Park Street entitled "Park Meadow -Cluster Subdivision". The project proposes to divide 28 acres into 10 clustered-housing lots with 13 acres preserved as common open space. The Property is known as Assessor's Map 103 (Lots 4 & 6) and is owned by Dennis Latorre.

T. Murphy read the notice into the minutes.

J. Nally made a motion to open the public hearing at 7:05 pm. I. Grisos seconded. All in favor, motion carried (3-0-0).

Seth --- presented and explained the plan to the Board. The following are the main points for the project:

- All lots are 40,000 square feet.
- Revegetative are behind the lots
- 862 feet of roadway
- Open space all around the Subdivision
- Tetra-Tech comments have been addressed.

J. Snyder asked what the applicant wanted guidance on. J. Snyder asked who owned the open space. The applicant stated the development will own it but will consider selling it to the Town , if there is interest.

The applicant indicated there will only be one sidewalk.

T. Murphy will email the applicant a list of the waivers that Tetra-Tech noted.

T. Murphy asked if there will be a waiver request for the driveways width. The applicant stated yes, they would be 12 feet not 14 feet.

The applicant stated fill will be brought in for the septic systems. J. Snyder asked if all lots would be receiving fill. The applicant explain which lots.

T. Murphy noted Tetra-Tech indicated there were inconsistencies with the cross sections and the proposed grading.

M. Ferris asked about fire suppression. The applicant noted there is a request to the Fire Department fire sprinklers of possibly extend a water line to the fire hydrant.

Public Comment

E. Nasitaka expressed concerns with the retention pools. E. Nasitaka feels an EPA study needs to be done.

The Board will make a site visit.

I. Grisos made a motion to continue the public hearing to September 12, 2023. J. Nally seconded. All in favor, motion carried (4-0-0).

97 A Main St-Continued from July 11, 2023

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 97 A Main St. The property is owned by the applicant, is also known as Assessor's Map I 09, Parcel 40 and located in the Village Center zoning district.

M. Ferris made a motion to continue the public hearing to September 12, 2023. I. Grisos seconded. All in favor, motion carried (4-0-0).

New Business:

Bond Reduction/ Release Request -Rowtier Dr.

I. Grisos made a motion to approve release the bond of \$224,578 and retain the cash bond of \$29,410. M. Ferris seconded. All in favor, motion carried (4-0-0).

Road Acceptance Recommendation-Rowtier Dr

M. Ferris made a motion to recommend the town accept Rowtier Drive at the Town Meeting. I. Grisos seconded. All in favor, motion carried (4-0-0).

Meeting adjourned 8:38pm

Materials Discussed:

August 22, 2023 Meeting Agenda

July 5 & 25, 2023 Draft Minutes

Extension request – Betty Jo Way dated August 17, 2023

Application for Definitive Subdivision Approval prepared by Dillis & Roy Civil Design Group, Lunenburg, MA, Dated June 29, 2023.

Preliminary Cluster Development Plan in Westminster Massachusetts, entitled "Park Meadow" Westminster MA 01374, prepared by Dillis & Roy Civil Design Group, Lunenburg, MA, Dated March 6, 2023, modified July 31, 2023,

Tax card & Abutters list for the properties from the Westminster Assessor's office.

Tetra Tech review dated July 20, 2023, revised August 11, 2023

Response to Tetra Tech Review dated July 31, 2023 compiled by Dillis & Roy Civil Design Group,

Response to Department comments dated July 24, 2023 compiled by Dillis & Roy Civil Design Group

Turning Movement Exhibit dated March 3, 2023 by Dillis & Roy Civil Design Group

Department Review Memo dated August 22,

Rowtier Dr. Bond release request dated June 21, 2023

Rowtier Dr. Road Acceptance request/recommendation dated August 14, 2023