

Approved *2/13/24*

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

Jodi Snyder, Chair Isaiah Grigos, Vice Chair Jaclyn Nally, Clerk Michael Ferris Amy Fantoni

October 24, 2023

MINUTES

Members present: Jodi Snyder, Isaiah Grigos, Amy Fantoni, and Michael Ferris
Town Planner, Tracy Murphy

Absent: Jaclyn Nally

Additional Attendees:

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

Administrative Matters

First item on the agenda, Approve Minutes - September 12 & 26, 2023 if available

M. Ferris made a motion to accept the minutes from September 12 & 26, 2023 as presented. I. Grigos seconded. All in favor, motion carried (4-0-0).

Next item on the agenda, ANR - Kurikka PL Map 131 Parcel 26 (Residential II), dividing lot into 2 lots containing 9.88 ac. & 110 ac.

A. Fantoni made a motion to approve the plan as presented. M. Ferris seconded. All in favor, motion carried (4-0-0).

Introduction F/T Land Use Assistant, Ryan Forgues

Public Hearings:

131 East Rd -

The Special Permit & Site Plan Approval applications submitted by Todd Pickett of 131 East Rd Westminster MA 01473 for property located at 131 East Rd Westminster, MA 01473, owned by the same, for an existing dog kennel. The subject parcel of land is located on Map 164, Parcel 15 and in the Residential I (RI) zoning district.

T. Murphy read the notice into the minutes.

M. Ferris made a motion to open the public hearing. I. Grigos seconded. All in favor, motion carried (4-0-0).

T. Pickett reiterated he has been running the kennel for 10 years. T. Pickett then addressed resident's issues directly regarding barking and quantity of dogs/potential growth of the business.

M. Ferris reached out to the Town Clerk and discovered 116 registered dogs within a 1 mile radius of 131 East Rd. M. Ferris stated he drove through the neighborhood and didn't hear barking from T. Pickett's property.

Public Comment

A resident expressed concerns with the increase of noise from the kennel. He also asked if there was a potential for T. Pickett to house a 100 dogs. M. Ferris indicated a Special Permits allows the Board to put restrictions.

A resident asked why Leominster dogs were housed in Westminster. M. Ferris noted the Board addresses non-conforming issues.

A resident feels that the kennel should be located in a commercial zone and not burden the residential zone.

I. Grigos noted the Board members have been through the area and noticed it is not necessarily the kennel dogs barking.

A resident ask where Westminster stray dogs go. M. Ferris stated Gardner and noted these are shared services and pretty common.

A resident asked for the definition of a nuisance. J. Snyder read the definition of a public nuisance.

M. Ferris stated he would like to see a five dog limit & the owner's personal dogs be licensed through the Town. I. Grigos suggested some soundproofing.

M. Ferris made a motion to continue the public hearing to November 14, 2023 at 7 pm. I. Grigos seconded. All in favor, motion carried (4-0-0).

New Business

DPW Bylaw regarding sewer service area -Recommendation Master Plan & Zoning Bylaw Update -Information

A. Fantoni made a motion to recommend the DPW Bylaw sewer service area and revolving account, M. Ferris seconded. All in favor, motion carried (4-0-0).

Planners Updates

T. Murphy discusses the powerpoint presentation she composed for the Board regarding the Master Plan. T. Murphy indicated the following:

- There is a grant available for \$150,000 to help implement the Master Plan
- The Board should get public input
- The process is long and will take about 2 years.
- The Board should form a Master Plan Committee

Next Meeting November 14, 2023 7:00pm

Adjourned 8:13 pm

Andrea Mastrototaro, Recording Secretary

Materials Discussed:

Kurikka Place ANR Application and site plan

Kurikka Place site context map

Special Permit Application for a kennel at 131 East Rd dated August 17, 2023

Site Plan Application for a kennel at 131 East Rd dated August 18, 2023

Context Plan showing location of existing kennel

Letter of Determination addressed to the applicant from the Zoning Enforcement Official dated July 17

300' abutters list (131 East)

Copy of BOH email dated September 19, 2023

Letter from Animal Control Officer

Kennel Intake records from 2021-2023

DPW Bylaw draft for Sewer Service Area

Draft for revolving fund plan

Creating a Master Plan for Your Community Slides by Ralph Willmer