

Approved 1/31/24

**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

January 10, 2023 Planning Board Minutes AMENDED

Members present: Gregg Buckman, Marie Auger, Jaclyn Nally

Absent: Dan Bartkus, Jodi Snyder

Staff: Town Planner, Tracy Murphy

Minutes provided by: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Chris Mossman

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

*Administrative Matters*

Approval of minutes from December 13 2022.

M. Auger made a motion to approve the minutes from December 13 2022 as presented,

J. Nally seconded.

Discussion: none

All in favor, motion carried (3-0).

*New Business*

ANR – Hager Park Road

C. Mossman presented and explained the plan. C. Mossman indicated the plan has been before the ZBA and obtained a variance. M. Auger made a motion to endorse the plan as presented, J. Snyder seconded.

Discussion: none

All in favor, motion carried (3-0)

M. Auger made a motion to waive the fee, J. Nally seconded.

Discussion: none

All in favor, motion carried (3-0)

MBTA Communities Action Plan – due January 31, 2023 & additional DLTA grant application

T. Murphy discussed the action plan and asked if the Board had any changes or additions to the plan. T. Murphy explained that the Town has to provide zones to allow for affordable housing by-right

G. Buckman asked if this had been talked about at the Select Board meetings. T. Murphy assumed it was but indicated she will be attending the next Select Board meeting to go over the timeframes and selected areas.

C. Mossman asked if there was an overlay map. T. Murphy indicated the new DLTA grant is for the assistance with the map. The Planning Board gave support for the DLTA application to continue work on MBTA Communities compliance.

#### Potential Zoning Bylaw amendments discussion

T. Murphy noted Accessory use, short term rentals are not allowed in the zoning and need to be added to the zoning bylaw and use table as this is something that the Land Use and Permitting departments are seeing. No action taken.

The Board discussed a change to the cluster zoning. *D. Barkus spoke of the need to encourage cluster development and that the Board should consider removing the no build in the wetland setbacks provision.* T. Murphy stated she was asked by the Zoning Enforcement Official to review some of the definitions as they are not clear and she discussed the need for the Planning Board to decide if they want to change the cluster development bylaw to the information proposed by D Bartkus. No action taken.

DLTA grant application (see above)

Adjourned 7:25 pm

#### **Materials Discussed at this meeting included:**

December 13, 2022 draft minutes  
Hagar Park ANR Plan dated December 13, 2023  
ANR Approval application  
ANR Context Map  
MBTA Community Action Plan  
Draft Zoning Amendment proposals