



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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Jon Wyman, chairman

Marie N. Auger, vice chairman

Michael Fortin

Andrew Rice

MINUTES OF REGULAR MEETING

Tuesday, April 12, 2016

Room 222, Town Hall

Attendees: Jon Wyman, Marie Auger, Mike Fortin, Andrew Rice, Town Planner Stephen Wallace

Absent:

Additional Attendees: Mr. Patrick McCarty/McCarty Engineering Inc., Ms. Linda Wiest, Mr. Brad Greenstein/Recovery Centers of America, Mr. Michael Duggar, Healing Hills, Ms. Brenda Babbitt/Recovery Centers of America, Mr. John Lombardo/Recovery Centers of America, Mr. Jack Maroney/Healing Hills Village.

7:00 p.m.

Jon opened the Planning Board meeting and informed those present the meeting was being audio recorded.

7:00 p.m. - Minutes

Jon asked PB members to review the March 22, 2016 meeting minutes. Jon asked to have two corrections: remove an incoherent sentence on page one: representing told the PB in dated policy the space at the leased Mr Wesley Flis/Whitman & Bingham and to clarify: The Seaboard owners will also do work specific to their use. On page 4. The COG Community Opportunities Group map... Andrew asked to have the typo Mr. Rainow changed to Mr. Rabinow on page 1. Mike motioned to approve the minutes as amended. Seconded Andrew. The PB voted AIF to accept the minutes as amended.

7:02 p.m. - Minor Site Plan Revision for Healing Hills Village Addiction & Recovery LLC, for land located at 9 Village Inn Road.

Jon asked Mr. Jack Maroney to describe the proposed revisions. Mr. Maroney introduced Mr. Brad Greenstein/Recovery Centers of America, Mr. John Lombardo/Recovery Centers of America and Ms. Brenda Babbitt/Recovery Centers of America. Recovery Centers of America will now own the facility.

Mr. Patrick McCarty/McCarty Engineering LLC described the proposed changes to the site plan: The original site plan showed a "new" 6000 square foot "detox building" The beds in that building were originally interpreted by the Building Inspector to be an I-2 use group and the proposal was to build a new building to meet the standards required for that I-2 use group. The only existing building on the site that would allow an I-2 use was the recreation/cathedral room which would have allowed fewer beds (the old pool room).

The state building inspector is sending a letter that will list all the beds in the facility as falling under the I-1 use group in the building code allowing them to go anywhere in the main buildings. The new 6000 square foot building will now become a multi use building with a mix of program space and recreational space to meet program needs. There is now no immediate need to build that 6000 building.

The minor modification will add a parcel of 9.26 acres of land and buildings A, B, C and D (cottages) to the site. Recovery Centers of America approached the Crowleys asking to purchase those buildings and add some more land to the site. The site will now consist of 19.26 acres and include all the Village Inn buildings. Buildings A,B,C and D will become administrative offices, clinical support staff and storage. The sign will now list Recovery Centers of America instead of Healing Hills name.

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No changes will be made to buildings E, F, G, H, I, J, K or the Main building. The West (center) building and recreation/cathedral building would now contain beds. The plan is to start with beds in the West building. The detox building will change name from “detox” to “multi use”.

Mr. Maroney will stay on as director of the facility. The original conditions of the PB and ZBA permit will still be met.

Marie asked about what will happen with the new land being added. Mr. McCarty stated Recovery Centers of America was interested in having more acreage for their needs but the Mid-State Trail right of way will still be honored.

There were questions about whether the land is all in the commercial zone. Mr. McCarty said it is all in the Commercial zone.

DPW /Josh Hall has requested upgrades of some water meters and discussions are continuing. BOH/Wibby did a walk thru and has requested minor upgrades to the facility. The Building Inspector is waiting for the State Building Department letter on Use Group.

Mr. Maroney stated he thinks that Recovery Centers of America will actually add jobs to the facility.

Andrew asked about the number of beds. Mr. McCarty: 16 detox and 32 recovery.

Mike asked about the proposed ANR plan. Is all the new land to be added in the C-I district? Mr. McCarty: Yes. Mike noted that conditions 8.3 and 8.2 (referencing the prior site plan application) of the original site plan approval will need to be referenced in the modified approval. Stephen noted if the Board votes to allow the modification, he will provide a letter referencing the appropriate conditions, changes and vote.

Jon asked what the difference between I-1 and I-2 use groups were? Mr. McCarty: The distinction is in the “level of bed” designation. An I-1 Use Group requires a level 3.7 beds require people who are capable of self preservation in an emergency. A level 4 bed can only be at a hospital setting.

Marie asked that the Recovery Centers of America lawyers inspect the Mid-State Trail easement papers to extend the easement to the newly acquired ANR parcel also. Mr. Maroney agreed to attend to the matter.

Marie made a motion to accept the amended site plan as presented. Seconded Mike. The PB voted AIF.

7:31 p.m. - Approval Not Required (ANR) Plan for Wachusett Village Inn, 9 Village Inn Road.

Mr. McCarty described the 9.26 acre parcel that was being separated from the master lot and would be added to the 10 acre building lot that contains the Wachusett Village Inn buildings. The Crowleys will retain the remaining 78.97 acres. Mr. McCarty had previously presented a letter to Stephen allowing him to act on behalf of Mr. David Crowley regarding the property at 9 Village Inn Road. Marie moved to endorse the plan. Seconded Mike. The Board voted AIF to endorse.

7:39 p.m. Review and Comment: ZBA Application for Finding: Olli Tervo, to replace a single family dwelling at 8 South Road (Lakewood Park).

Jon asked Board members to review the ZBA package and provide comments. After review of the materials provided, and discussion of the height that would be added to the structure and the minimal setback from the road, the Board unanimously agreed to provide a memo to the ZBA that they do not support the proposal. Stephen noted that a concerned owner of a property that abuts the Tervo property had been in to review the proposal and was not happy when he left. Motion by Mike to provide a memo of non-support. Seconded Marie. Voted AIF to send a memo of non-support as outlined above.

7:50 p.m. Town Planner Report for March 2016.

Stephen: Governors office will be out in May to sign a Community Compact grant which will pay to have North Eastern University Dukakis Center perform an economic self-assessment in the fall.

Westminster was also awarded funds from MRPC's District Local Technical Assistance (DLTA) grant program to conduct some advance work in preparation for sending out an RFP for senior housing behind the new senior center. Stephen will work with MRPC staff to prepare a scope of work that will be included in the grant agreement.

Stephen is awaiting the Old Town Hall options cost out study which should be available in the coming week. Stephen will meet on April 25th with the Selectmen regarding the study.

7:57 p.m. General Business.

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Mike reported attending the March 29th MRPC. MRPC received a \$100K grant to do an economic impact study on the effect Devens has had on the region.

Mike also reported an APP developed by MRPC as part of a Athol Distressed Properties Grant that allows Town Police, Fire, DPW, BOH etc. to log on and enter comments about abandoned properties is available for free to other towns as part of that grant work.

Jon reported that Selectman Heather Billings has volunteered to sit on the MPO meetings. Jon was surprised that DPW has not awarded a design contract for the Rt 140 design work that was approved at last years ATM.

Jon also reported that a new bus service now travels up 190 from Worcester to Route 2 out and down to the VA in North Hampton.

8:10 p.m. Adjourn.

Marie made a motion to adjourn. Mike seconded. The PB voted AIF to adjourn.

3 Pages of Minutes

Respectfully submitted,

Michael Fortin

5 Attachments :

- 1) Town Planner package for Wachusett Village Inn, LLC, 9 Village Inn Road including Form A, tax cards and Town Planner GIS map. Form A dated April 5, 2016. 5 pages. (Village Inn cottages ANR.pdf)
- 2) ANR Plan of Land in Westminster MA Owned by Wachusett Village Inn LLC prepared by Whitman & Bingham Associates, LLC dated April 5, 2016. 1 Page.
- 3) Letter from McCarty Engineering requesting Minor Modification to a Site Plan for Wachusett Village Inn/Healing Hills/Recovery Centers of America dated April 5, 2016. 2 Pages. (Healing Hills site plan - minor modification.pdf)
- 4) Tervo- Zoning Board Finding Request for Comments package.16-02 dated 3/25/2016 10 Pages. (Finding for Olli Tervo 8 South Road.pdf)
- 5) Town Planner Update Memo to BOS dated March 31, 2016. 2 pages. (Planner Update March 2016.pdf)

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