





**TOWN OF WESTMINSTER**  
**STEPHANIE LAHTINEN, TOWN ADMINISTRATOR**  
11 South Street  
Westminister, MA 01473  
[slahtinen@westminister-ma.gov](mailto:slahtinen@westminister-ma.gov) - 978-874-7400

December 20, 2022

Jennifer Hughes  
Massachusetts Environmental Policy Act (MEPA) Office  
100 Cambridge Street  
Boston, MA 02114

**RE: Town of Westminister Planning Department Comments on Westminister Business Park 5-Year MEPA Update**

1. The Westminister Business Park has been under construction for well over a decade and will take approximately another five years to complete. The Park has the capacity to accommodate up to 1.57 million sq. ft. of industrial floor space and is identified in the Town's 2014 Master Plan as a "large industrial zone available for development" (pg. 15 of the Economic Development chapter). The Town has designated the Park as a Priority Development Site under MGL 43D. The Planning Board recently approved a 600,000 square foot warehouse for one of the Park's parcels and a 380,000 square foot manufacturing facility on another. Development projects are planned in the near future for the Park's remaining parcels.
2. Local Batherick Road provides access to the Westminister Business Park, which is the third road at the Route 2A/Depot Road intersection. A 2017 Site Readiness study identified the major impediment holding up the full buildout of the Westminister Business Park was the condition of this intersection, which at present only has stop signs at Depot & Batherick Roads and a flashing light in the center of the intersection. The traffic study for the approved 600,000 square foot warehouse alone indicated that it will generate 1,100 vehicle trips per day – resulting in a failed intersection. The study included a traffic signal warrant analysis that showed that the need for a traffic signal criteria would be satisfied. Subsequently, the town applied for a Mass Works grant to fund the design and permitting for the intersection that will include the traffic signal. On October 26, 2022 the Town was notified that the project will be funded through the Mass Works program with a grant in the amount of \$418,700.
3. The Town and the Westminister Business Park owners have a longstanding collaborative relationship that spans the Park's 20+ year construction history. The Westminister Planning Board and the Department of Public Works routinely work together with the Park's owners to ensure the installation of infrastructure (road, water, sewer, electricity and natural gas) throughout the Park are done to an exemplary standard. The Mass Works grant will enable the Town and the Park owners to have a 75% design plan for the intersection's reconstruction, thus making the project "shovel ready". This status will enable the Town to apply to the One Stop for Growth program for an infrastructure grant that will fund the intersection reconstruction in June of 2023.

Thank you,

*Stephanie Lahtinen*  
Stephanie Lahtinen



# TOWN OF WESTMINSTER

•FIRE •EMS/RESCUE •EMERGENCY SERVICES

February 13, 2023

Brian Marchetti

## **r.e. Depot Road and State Road East Intersection**

Please find this letter as confirmation that Westminster Fire Department is in support of a light controlled intersection located at Depot Road and State Road East as it related to the Westminster Business Park projects. The Fire Department utilizes Opticom Pre-emption devices on the apparatus. This allows apparatus to control the intersection as they approach during emergency responses.

Based on the location and traffic patterns, the department favors having the ability to control the intersection as a more efficient for fire department response. Beyond the emergency response based on the limited space available at the intersection, a light controlled intersection would be a more efficient use of space.

Please feel free to share this communication as needed in relation to the intersection project.

Should you have any further questions of comments please reach out to my office.

Respectfully,

Fire Chief Kyle S. Butterfield  
Westminster Fire Department  
7 South St. Westminster, MA 01473(978)-874-2313 x200  
[kbutterfield@westminster-ma.gov](mailto:kbutterfield@westminster-ma.gov)



# Town of Westminister

MASSACHUSETTS 01473  
Planning Office  
Tracy Murphy, Town Planner  
Phone: (978) 874-7414  
[tmurphy@westminister-ma.gov](mailto:tmurphy@westminister-ma.gov)

March 8, 2023

Jennifer Hughes  
Massachusetts Environmental Policy Act (MEPA) Office  
100 Cambridge Street  
Boston, MA 0211

Re: Letter of Support  
Westminister Business Park

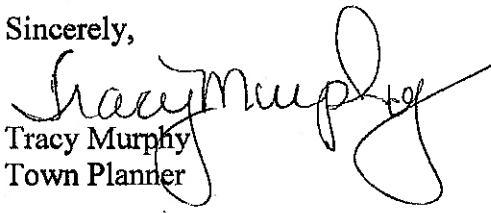
Ms. Hughes,

I write to you to express my support for the Westminister Business Park (WBP) and its ownership. As you may be aware, the WBP has been under construction for well over a decade and over that time, town leadership and all departments have maintained a positive and collaborative working relationship. That relationship has been critical towards achieving the progress of where we are today.

The WBP owners have always been responsive to matters that involve the town. So much so that we are now embarking on an exciting phase of the project. One that has been many years in the making and comes with overwhelming support from the townspeople. An example of that support is the recent Planning Board approval of a 604,000sf warehouse/distribution Center and a 380,000sf light manufacturing facility. With these approvals, two of the largest building lots in the park will be developed and result in much needed sustainable growth. The town has the expectation that the collaborative working relationship with the WBP owners will continue well into the future.

Please do not hesitate to reach out to me should you have any questions concerning this letter of support or relative to any matters concerning the town's role in the success of the WBP.

Sincerely,

  
Tracy Murphy  
Town Planner