



**TOWN OF WESTMINSTER
ZONING BOARD OF APPEALS
11 SOUTH STREET
WESTMINSTER, MA 01473**

Meeting Minutes
March 16, 2023

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TOWN OF WESTMINSTER

Call to Order

The meeting of the Zoning Board of Appeals was called to order at 6:00 p.m. at Westminister Town Hall, 11 South Street, Westminister, MA by Chairman Matthew Kotoski.

Roll Call

The following members were present: Matthew Kotoski, Alan Twomley and Peter Tomasello
Applicant/Representatives: Brian Marchetti, Patrick McCarty, Barry Simmons, John Hennessey, Jeff Aveni

Residents: Zachary Francis of 18 Patricia Road, Bob Francis of 97 Oakmont Ave, Andrew Hertel of 70 Howard Rd

Case Number: #23-01 Westminister Owner, LLC 65 Theodore Drive

Westminister Owner, LLC submitted an application for a **special permit** from Westminister Zoning Bylaws, Chapter 205, Table of Use Regulations Zoning (Part 4), Use G Industrial, Wholesale and Transportation Uses, (7) Wholesale Business with Outside Storage. Patrick McCarty addressed the board referencing Building Commissioner Paul Blanchard's letter stating this project requires a special permit for outdoor storage. A copy of the current owner's form was provided. Equity Industrial Partners has the property under agreement pending this special permit approval. Application was reviewed. Patrick presented the site plan to the board. The site for this application is the I7 lot and a portion of the I6 lot. This project has been presented to the Planning Board and the Conservation Commission and both boards have issued approval for the project. There is a 30' wide driveway along the entire building and outside storage area. There is a cut slope down from the side of the road, with a maximum 13' tall retaining wall. The land grades down after the building to the train. The outdoor storage can only be seen once inside the industrial park, fitting in with the other existing industrial sites.

Responses to the special permit questions in the application were discussed. Patrick McCarty stated the project aligns with the past 30 year mission of the town for industrial growth, job creation and real estate tax revenue. Industrial growth would be better than residential as

there is no increased demand on the school, larger tax revenue and more local job opportunities. This project has lower traffic impact due to 80-90% of the products coming in through rails compared to a non-railed industry. In the application there are pictures of what is being stored, bulk items and pallets neatly stacked and wrapped. The project is also going through MEPA, the process must be permitted through Mass DOT and is in works for the proposed intersection at Bathrick road. The applicant along with Fire Chief Kyle Butterfield, Town Planner Tracy Murphy, Town Administrator Stephanie Lahtinen and many other residents are pushing for a traffic signal instead of roundabout. Letters of support for the intersection were read aloud from Stephanie, Kyle and Tracy and copies submitted for the record.

Chairman Kotoski questioned the typical operation of the business, applicant responded with amount and type of employees and hours of operation. Member Tomasello questioned the impact on traffic. McCarty Engineering hired Green International Affiliates for traffic information for this project. They reviewed all the traffic data and provided a report to the Planning Board. Member Twomley asked how many trucks per day will be entering. Barry Simmons stated about 80 trucks coming and going, but will vary. Member Twomley asked if they are being built out for maximum capacity. Patrick McCarty answered, yes, there is no room for anything else as they used every spot they could.

Chairman Kotoski opened the floor for residents and abutters to ask questions. Andrew Hertel along with Member Twomley shared concerns on traffic impact on Bathrick Road. McCarty responded these ideas will be included in the traffic plan they will be providing to planning board. Bob Francis stated he supports this project 100% and has been involved in the growth of the industrial park since the beginning. Mr. Francis did urge the board to be cognizant of all abutters. Mr. Francis suggested there be a condition with placement of sound barrier. Patrick McCarty replied Westminster has no noise bylaws, the state is 50 decibels at the property line. The potential for noise complaints would not be relevant to the outside storage portion of this project as the noise would come from the portions of the project already approved.


Member Twomley made a motion to approve the Special Permit without the noise conditions, Member Tomasello seconded, all in favor, motion passed. Vote 3 for – 0 against.

Motion to accept meeting minutes from December and January meetings made by Chairman Kotoski, seconded by member Twomley, all approved motion passed.

Motion to adjourn by Member Twomley 7:25 pm.

Next meeting scheduled for April 20th 2023.

Respectfully submitted,


Jennifer ML Duquette
Zoning Board Secretary


Matthew Kotoski
Zoning Board President