



TOWN OF WESTMINSTER
11 SOUTH STREET
WESTMINSTER MA 01473
(978 874-7400)

ADVISORY BOARD MEETING MINUTES FOR DECEMBER 12, 2016

Call to Order

Chairman Flanagan called the meeting to order in Room 128 at 7:01 p.m.

Members Present	Guests
Dan Stango Joe Flanagan Lisa Rocheleau Pete Normandin Joe Serio	Stephen Wallace, Town Planner Mike Fortin, Planning Board Adam Collette, Planning Board

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Town Planner

Town Planner requested Advisory Board support of zoning bylaw changes and provided drafts of the zoning changes were provided. Town Planner asks for input / collaboration. Highlights of what was discussed:

- Comments allowed for next 100 days (through mid-March). Many forums available.
- Inclusionary housing bylaw generally doesn't produce affordable housing so looking to eliminate.
- Redesigning the definition of what is a buildable lot.
- Reducing setback standards for sheds.
- Changing conversion language.
- Require a 20-foot non-disturbed vegetative buffer for non-residential when abutting a residential zone or use.
- Allowing townhouse apartments.
- New home occupation bylaw; this adds performance standards.
- Accessory dwelling / in-law apartments will allow for rental or aid in helping older family members.

Adam Collette, Town Government Study Committee

Mr. Collette discussed the Town Government Study Committee and, using Mr. Flanagan's response to a previously disseminated request for input, asked that the Advisory Board respond similarly as individuals and / or as a board.

Reorganize Board / Board Representation

Chairman Flanagan announced his intention to retire from all public service at the earliest possible opportunity. No action was taken as two board members were not in attendance.