



# Town of Westminster

MASSACHUSETTS 01473  
FROM THE OFFICE OF THE  
**PLANNING BOARD**

Phone: (978) 874-7414

[swallace@westminster-ma.gov](mailto:swallace@westminster-ma.gov)

---

Jon Wyman, chairman

Marie N. Auger, vice chairman

Dan Bartkus

Andrew Rice

Linda Wiest

## IMPORTANT - PLEASE READ

### PROPOSED CHANGES TO THE ZONING BYLAW

For the Annual Town Meeting in May, the Planning Board will bring several zoning amendments to the voters for their consideration. The full text of the proposed zoning amendments can be found on the Planning Board's web page on the Town's website ([www.westminster-ma.gov](http://www.westminster-ma.gov)).

A summary of the proposed zoning changes is presented below.

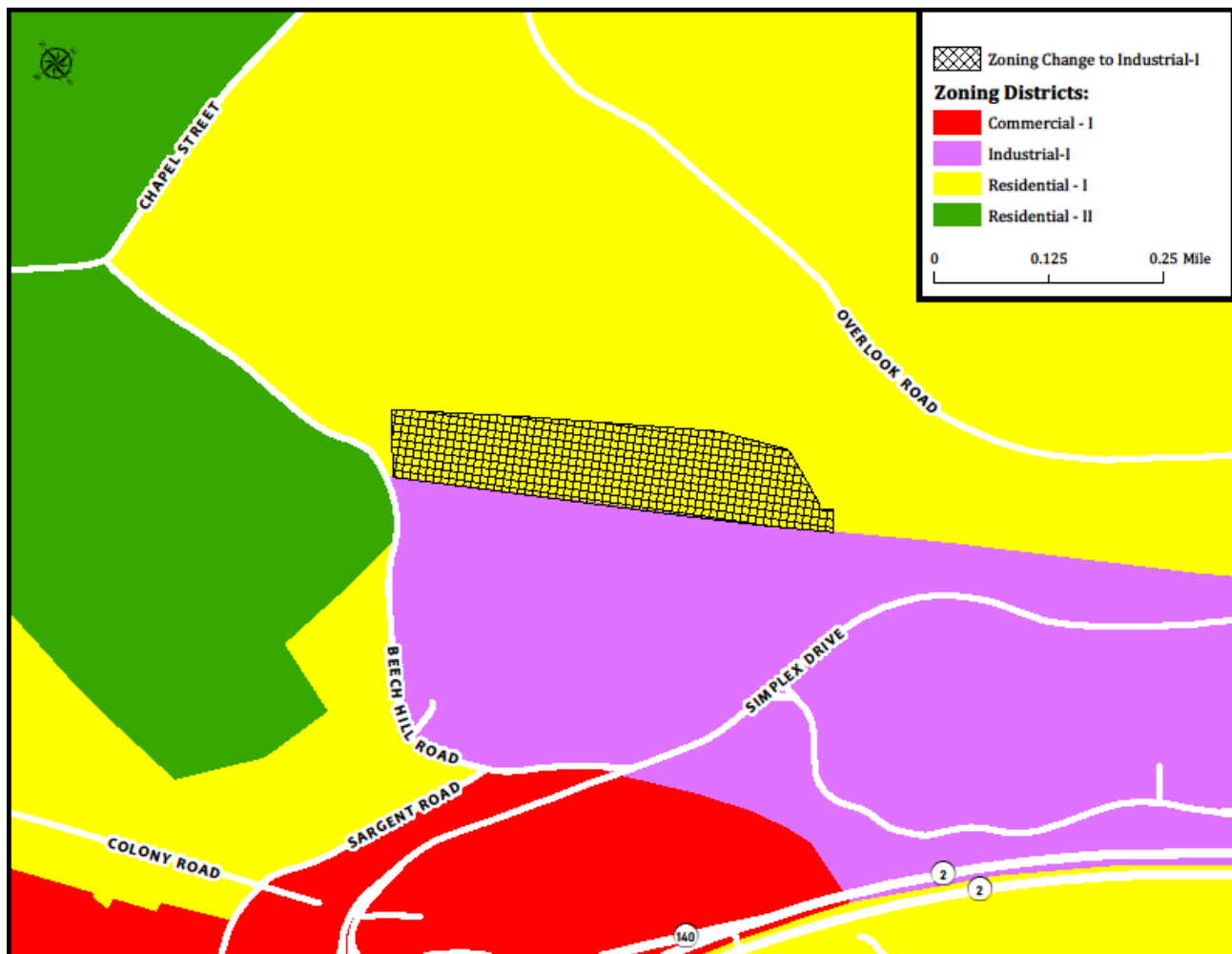
---

Amendment #1: Revised sign bylaw. This represents the last phase of the Planning Board's three-phase project to overhaul the Town's vintage 1970s Zoning Bylaw. The importance of preserving the Town's unique rural character was emphasized throughout the Town's 2014 Master Plan. One way to achieve this is to have a comprehensive and enforceable sign bylaw that ensures that new signs fit in with the character of our community. Our current sign bylaw has not been revised since its initial adoption and is now woefully out of date.

---

Amendment #2: Expand the Simplex Drive Industrial District. The owner of a 75-acre property with frontage on Simplex Drive (Tax Map 80, Lot 1.1) has approached the Town about the possibility of expanding the Simplex Drive industrial district to encompass 25 acres of land to the north. This would enable the Simplex Drive property owner to build a 1,000,000 square foot warehouse that could generate as much as a million dollars of new tax revenue for the Town once built and under operation. The Town has been waiting for years to see this parcel of land developed for industrial purposes. This property has been the subject of a 2018 Mass-Development Site Readiness grant that evaluated what infrastructure is needed in order for this property to be developed.

A map depicting the proposed zoning change can be found on the next page. The cross-hatched area on the map represents the land to be rezoned from Residential-I to Industrial-I. Please note that the new industrial land does not have any frontage on nearby residential roads (Overlook Road and Beech Hill Road). All traffic from this development will utilize Simplex Drive for entry/exit.



### Amendment #3: Retail Sales of Recreational Marijuana

Regarding retail sales of recreational marijuana, voters at Town Meeting will need to choose between two options:

Option #1: A bylaw that regulates retail sales, allowing them in our Industrial zoning districts (shown in purple on the zoning map on the last page) if the applicant has entered into an acceptable Host Community Agreement with the Town and obtain Special Permit/Sign Plan approval from the Planning Board. Retail establishments would be limited to 20% of the number of retail liquor licenses in Town, thus capping such operations at two.

Option #2: A bylaw that would prohibit retail sales of recreational marijuana throughout Town.

The Planning Board is bringing *both* of these options to Town Meeting simply because there was no consensus from our elected policy makers regarding how to zone for retail sales of recreational marijuana. Some were for it, and some were against it.

## VERY IMPORTANT!

Voters at Town Meeting must know that *they need to choose between the two retail sale bylaws* (either regulating them or banning them entirely). **Otherwise, if neither bylaw passes, retail marijuana sales will be considered just another type of retail sales and will be allowed anywhere in Town where we allow retail sales (our commercial districts and the village center).** The Town's commercial zoning districts are denoted in yellow and orange on the zoning map on the last page of this handout.

---

Amendment #4: Bylaw Regulating Industrial-Scale Recreational Marijuana. This represents our second attempt to craft a bylaw regulating the industrial uses for recreational marijuana (growing, processing, testing, distribution, etc.). Such uses shall be restricted to our industrial zoning districts (shown in purple on the zoning map on the last page) upon the execution of an acceptable Host Agreement with the Town and Special Permit/Site Plan approval from the Planning Board.

---

As mentioned previously, the full text of the zoning amendments summarized above can be found on the Planning Board's web page on the Town's website ([www.westminster-ma.gov](http://www.westminster-ma.gov)).

The Planning Board will sponsor two public forums on these zoning amendments. The first will be **Saturday morning March 2nd at 10:00 AM in the Eloranta Room at the Forbush Library.**

The second public forum will be **Tuesday evening March 5th at 7:00 PM in the Selectmen's meeting Room.**

The Planning Board will hold its final public hearing on these zoning amendments on **Tuesday night March 26th at 7:00 PM in Room 222 in Town Hall.**

As always, the Planning Board welcomes feedback from interested citizens. You can contact the Planning office via phone or e-mail, send the Planning Board your written comments, or stop by one of our meetings and give us your feedback in person.

