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TOWN OF WESTMINSTER

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

Meeting Minutes  
August 25, 2022

**Call to Order**

The meeting of the Zoning Board of Appeals was called to order at 6:14 p.m. at Westminster Town Hall, 11 South Street, Westminster, MA by Chairman Matthew Kotoski.

**Roll Call**

The following members were present: Alan Twomley, Matthew Kotoski and John Bowen  
Applicants: Kyle Butterfield and David Monty (#22-07), Andrew Coates (#22-06)  
Agricultural Commission Members: Dean Johnson, ML Altobelli  
Abutters: None

A motion was made by member Twomley to approve minutes from July 21<sup>st</sup> meeting, seconded by member Kotoski, all approved, motion passed.

**Case Number: #22-06 Andrew Coates**

Andrew Coates submitted an application for a **special permit** under the Table of Use Regulation, Chapter 205, Zoning, C: Agricultural Uses (4) Sales places for flowers, garden supplies or agricultural produce partly or wholly outdoors, including commercial greenhouses on parcels less than 5 acres, of the Town of Westminster Zoning Bylaws. The property is located at 10 Old Town Farm Road, Map 98, Parcel #1, in an R-1 Zoning District. The applicant presented his filings. Member Twomley inquired what will be sold and when. Mr. Coates stated mostly arborvitaes and open only on holidays such as Earth Day and Arbor Day, otherwise will be by appointment only and internet sales through craigslist, Facebook marketplace and personal website. Mr. Coates stated he is aware it is not an ideal location for a retail store and does not

plan to have increased traffic to his area and expressed it is more of a hobby than anything. Members from the Agricultural Commission, ML Altobelli and Dean Johnson, spoke in support of Mr. Coates. Mr. Johnson pointed out that in the Tables of Uses Contents number three allows one roadside stand for selling. Mr. Johnson and Mrs. Altobelli were surprised it even came before the Zoning Board of Appeals as it should have been a no contest situation and should have been allowed by right. One farm stand per farm for product grown on his property. Alan makes a motion to grant the special permit with no restrictions, Matt seconded, all vote in favor 3-0, motion granted. Member Twomley informed the applicant of the 20 day appeal and decision notice process. Dean Johnson offered his services if there is ever any need for consulting with the Agricultural Commission in the future.

**Case Number: #22-07 Town of Westminster**

The Town of Westminster applied for a **special permit** under Chapter 205-39, Wireless Communications Towers and Facilities, (D) Dimensional, Screening and Other Site Development Requirements, [2] Setbacks, of the Town of Westminster Zoning Bylaws. The property is located at Goodrich Drive, also known as Shady Ave, Water Tower, Map 83, Parcel #10, in an R-1 Zoning District. Kyle presented that he does not meet the lot setback requirements and because of that he falls into the special permit category. David Monty was present to provide technical specifications if needed. The water tower is 40 feet tall with the primary water tank set on the south eastern side. The base would be out of sight from the only abutter's property, Mr. Roy, who was not present. Member Kotoski asked if Mr. Roy has shown any negative attitude towards the project. Kyle stated Mr. Roy was only concerned if it would become a cell site, which it is not. Member Twomley inquired if the town would be saving any money from Verizon, Mr. Monty stated it only increases communications for that side of town and does not affect the supply cost from Verizon. David Monty stated there are manufacturing and insulation requirements set that he must follow due to municipality standards. Member Twomley makes a motion to grant the special permit and waive the application fee for the Town, Member Kotoski seconded, all in favor, voted 3-0, motion passed with no conditions.

Next meeting scheduled for July 21st 2022.

Meeting adjourned 6:31 pm.

Respectfully submitted,



Jennifer ML Duquette  
*Zoning Board Secretary*



Matthew Kotoski  
Chairman