

# Westminster Master Plan Committee

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## **Westminster Master Plan Minutes 8/15/12**

**Present:** Steve Wallace, Scott Ryder, Mike Gallant, Linda Wiest, Mike Fortin, Heather Billings, Dean Johnson, Laila Michaud, Richelle Brown.

Meeting called to order at 7:03

Minutes from 6/20/12 approved Scott Ryder motion, Mike Gallant 2<sup>nd</sup>. AIF  
Minutes from 7/18/12 approved. Scott Ryder motion, Mike Gallant 2<sup>nd</sup>. AIF

### **Review departmental comments on Town Government chapter:**

Discussion on per capita table from police, fire and public works. Even though methods of accounting may differ between towns, the trend shows reason to research the reason why ours is higher. For example, the way Chapter 90 funds are used.

Each department should come up with their operating budgets & personnel (non-capital) policies as well as Capital Improvement Plans.

Board of Health comments on regionalization should include all affected departments.

SW to make changes and post on the Master Plan webpage along with all the links to the various resources we mention. The webpage will go live to the public at the end of the month.

### **Review the data & analysis section of the Housing Chapter:**

Discussion on vacancy rate and why it's so high. Market pricing doesn't reflect the actual market.

Housing growth- work with Mike G on collecting some hard numbers of building permits.

From the survey three issues surfaced:

1. Need for more senior housing.
2. More units that are affordable to first time home buyers.
3. Lack of 40B affordable housing.

Discussion on 40B. Town needs 10%, currently at less due to economic slowdown of proposed projects.

25% of town land is permanently protected open space. Current cluster housing bylaw allows smaller lots to be created in exchange for creating open space.

Any grammatical edits of the chapter should be submitted to SW. Be prepared to do goal setting exercise and prepare recommendations at next meeting.

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**Other discussion:**

MRPC is working on master plan maps including the wireless overlay map and the water and sewer infrastructure map.

MassWorks grant application being filed for \$1 million to address sewer issues. Water & Sewer capacity infrastructure hampering affordable housing potential and economic development.

**Schedule:**

**Next meeting: Sept 19, 2012**

Finish housing chapter at October meeting.

Economic Development scheduled for the fall (November 7<sup>th</sup>) jointly with Economic Development Committee. Invite policy makers, business owners, regional and state entities involved in economic development. "Here's what we have, here's what we need, how can you help us?"

Open space and Recreation in January

Rest of next year will be land use.

**Adjourn** at 8:25 motion made by Mike G, seconded by Laila.

Respectfully submitted by:

Heather Billings