

Westminster Master Plan February 26, 2014

Present: Stephen Wallace, Mike Fortin, Dean Johnson, Richelle Brown, Linda Wiest, Mike Gallant, Ted Fiffy.

Guests: Dr. John Mullen/UMASS Amherst, Alex Mellow/UMASS Amherst, Jon Wyman/PB Alternate

7:00 called to order

(Minutes taken and prepared by Mike F)

Mike F skipped over the meeting minute approval and asked Dr. John Mullen and his Graduate student Alex Mellow to speak about the April Main Street Design Workshop that they would participate in.

Stephen handed out summary sheets of April 12th logistics.

To be held at Eloranta Room of Library 9am April 12.

SWOT and Dot preference exercise similar to MP kickoff forum.

1-2 Grad Student Facilitators from UMASS for each group- up to 4 groups planned for.

Each group appoints scribe and spokesperson, both not MP or Town Elected.

Dr. Mullens is very interested in working with the Town on the Cracker Factory.

Results of Design workshop will be scheduled for April 28th presentation by Grad Students to BOS meeting.

Stephen handed out publicity tree sheet

Newspapers - Gardner News and Sentinel and Enterprise

Direct mail to all civic organizations

Websites- Town front page and MP page and Facebook

Community Bulletin Boards

Police sandwich board - Town Hall --Library

TV - Cable- Your Voice and text notice on scrolling notice section

Announcements- BOS meetings

Word of mouth

Review data/analysis portion of the Land Use Chapter

Minor revisions to data and analysis section

Goals & Objectives Review and Discussion of the Land Use Chapter

Reviewed goals and objectives from Hadley, Harvard, North Brookfield, East Brookfield, Spencer and Princeton Master Plans.

Land Use Goals:

- Westminster desires a walkable thriving New England-style village center that provides service-shopping-dining opportunities for residents and visitors alike;
- Commercial & Industrial districts that support existing businesses and industries while attracting new economic enterprises that will provide tax revenue for the Town and living wage jobs for the residents of Westminster and the region;
- A rural countryside that preserves the Town's working landscapes and scenic vistas; and
- Updated Zoning Bylaws, regulations and permitting systems that accomplish the above.

Land Use Objectives:

- Enact zoning tools that will create a vibrant and lively village center containing a mixture of residences, businesses, service providers, municipal offices and institutional uses.

- Ensure that new growth does not outstrip the Town's ability to provide quality municipal services to its residents.
- Recognize farming as an integral part of Westminster's economy and rural character, and work towards preserving the long-term viability of the Town's agricultural resources.
- Ensure that development on and near agricultural lands is sensitive to the value of the agricultural resource.
- Encourage development that provides work, live and play opportunities for residents of all income levels.
- Welcome new development that can integrate itself into the fabric of the Town and reflect Westminster's community character.
- Welcome new development that can help the Town address and achieve its municipal and infrastructure needs.

Recommendations

- Village Zoning for Town Center with design standards.
- Petition the State for the Town to take over jurisdiction of Main Street
- Revise Zoning Bylaw. Definitions, Table of Uses, Dimensional Standards in Industrial districts, Signage, Parking, encourage Green Building, encourage affordable housing, review site plan provisions.
- Consider Adopting a Demolition Delay Bylaw
- Adopt Operational Standards for Home Occupations.
- Adopt a Bylaw for Large-Scale Solar Power Projects

Directions:

Comments on Stephens revisions by next meeting. Come prepared to wrap up chapter recommendations. Final logistics for Main Street design workshop. **Next meeting March 19th. Open Space/MP public forum for open space chapter March 03.**
Motion to adjourn: Richelle, Linda seconded AIF 9:05pm.