



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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Marie N. Auger - Chairman, Andrew J. Sears - vice chair, M. Donald Barry Michael Fortin William C. Taylor, II

MINUTES OF REGULAR MEETING

Monday, February 13, 2012

Room 222, Town Hall

Attendees: Marie Auger, Don Barry, Bud Taylor, Mike Fortin, Stephen Wallace-Town Planner

Absent: Andrew Sears

Additional Attendees: Mark Franciosi, Steve DiPasquale, Sharon DiPasquale, Barry Hakala, Renee' Hakala, Alan Belanger

7:00p.m.

The Planning Board opened the meeting. Marie informed those present the meeting was being recorded. There was a motion by Bud to approve the January 23rd 2012 meeting minutes. Seconded by Don. Voted AIF.

7:01p.m. *Community Journal Master Plan meeting notice expenses.*

Bud made a motion to supply the town planner with funds to pay the Community Journal the cost of the February Master Plan Forum advertising expenses of \$99.00 to be taken from the PB expense account. Seconded Don. Voted AIF.

7:05p.m. *Site Plan Review Application for 98 Main Street.*

Stephen informed the PB the application had been withdrawn by the petitioner in a letter dated February 13th 2012. (Attachment 1)

7:06p.m. *Planning Board report to the Department of Public Works on the layout out of Mark Newton Road (Mark Franciosi, Petitioner)*

Mr. Mark Franciosi, of Mark Newton Road represented by Mr. Brian Szoc, presented the PB a plan of the layout of Marc Newton Road. For the purpose of discussion Bud made a motion to report in favor to recommend the plan as presented. Seconded Don. Stephen stated he had a past legal opinion that the subdivision control law was not applicable in this case. Marie stated the PB had previously denied an ANR, later to negotiate with the developer to improve the road after a McGerry Agreement(sp) was agreed to. Marie stated that the road had been improved but not brought up to town specifications. Don asked whether the road would be owned by the town. Mr. Szoc stated the Town would only have an right of way easement on the land, but would not own the land under the road. After a brief discussion, the PB voted to send the DPW a letter that they were in favor of the Town accepting the Easement Plan as presented. The PB voted AIF to draft a letter to the DPW. (Attachment 2)

7:15p.m. *Wind Power Bylaw.*

Stephen stated that he was still trying to get the Wind Power Consultants to stop in and comment so the PB could finalize the Bylaw for March public hearings. The wind power experts/developers at the meeting stated that as written the height limit was too

low, and the power limit was too low. Stephen said the developers suggested there were only a half dozen places in town that would be wind viable. Mike stated in his opinion it was going to be a balancing act of allowing increased size and power ratings vs. protecting the public. Stephen stated the developers had stated they would need machines 225 up to 300 feet high to make it economically feasible. Bud stated it was the PB's intention to protect the public before looking out for the developers interests. Stephen stated he had invited the developers to map out the potential sites so the PB could identify any nearby receptors but had still not heard from them. Bud stated he would talk to Eino Jarvenpaa to help schedule a meeting with the developers.

7:30p.m. Discussion of Rowtier Drive Industrial Park w/ Alan Belanger

Mr. Alan Belanger stated he was interested in purchasing the Rowtier Drive Industrial Park. Mr. Belanger stated he was hoping to find out what parts of the water, sewer and electrical had been installed and if he would have to complete the entire road or if he would be allowed to piecemeal the road to sell lots as he proceeded. Mike stated the board would want to see the road and infrastructure complete to the end of the lot being developed before it could be sold. Stephen asked how an 1800 foot dead end road had been approved by the fire department. Marie stated the water had been installed from the rear of the property and was complete. She said when Rollstone Bank had taken over the property, the Town had secured the bond of \$70,000. Don stated Josh Hall and the DPW had made improvements to the failing retention basin at the corner of Rowtier Drive/Rt.31. Stephen checked the Records and said there was \$36,000 remaining in the account. Marie said that money would need to be drawn down and used on further improvements to the Park. Mr. Belanger asked if the PB could make an inquiry to Josh Hall. Bud made a motion to have Josh Hall meet with the PB and Mr. Belanger to Stephen asked the PB to clarify if they were willing to let Mr. Belanger improve the park one lot at a time. Marie stated the Town should expend the remainder of the bond. Mike asked Mr. Belanger what his estimate of what the 36K would buy towards improvements in the park. Mr. Belanger stated he thought he could put in all the remainder of the utilities for the next phase of the park. Mike said the remaining money might be able to be used more efficiently if an agreement to perform work in the park was worked out with a new potential buyer doing the work rather than the Town arbitrarily deciding on what to spend it on. Marie stated the PB would allow Mr. Belanger to build out the park one lot at a time. There was a brief discussion about the fill that had been placed that would need to be removed before buildings could be placed. The PB told Mr. Belanger of their willingness to work with him to complete the project.

7:50p.m. Letter to Westminster Industrial Park Owners

Stephen stated Mike thought it would be a good idea to write letters to the industrial park owners at Simplex Drive and Westminster Business Park stating the PB willingness to work with them and their potential customers.

Mike made a motion to write a letter to the business property owners to restate the willingness of the PB work with them and support their 43D priority sites. Seconded Bud.

Stephen stated there are businesses that are concerned about the fuss that has been made by the Town over the layover station and W.E.S.T. and may be hesitant to locate in Westminster. Stephen stated the town has developed a reputation being difficult to work with. Stephen stated he and Karen would be meeting with Chuck Scott and one of their prospective tenants. Bud said we can't control W.E.S.T. Bud said there is a process that needs to be followed by any potential buyers of land in Town. Stephen stated the PB needed to be prepared to act when the rubber hit the road. Mike stated we don't have a

choice, 43D states we have 180 days to approve a project. We were being proactive as a town by approving 43D and for Chuck Scott to stand up and state anything different was improper. Mike stated projects would get reviewed soup to nuts in 180 days. Mike said the goal of the PB all along has been create revenue generation and living wage jobs on industrial land in town. Marie called the vote. AIF to write a letter of support to the industrial park owners.

8:00p.m. NPC for the Layover Station.

Stephen reviewed the NPC meeting that had been held on Feb. 8th 2012 and the list of comments that had been created. Stephen stated the BOS could not agree as to what comments to keep and which to toss out and they would need to meet to decide. Bud stated his opinion was for the PB to review the list that had been compiled and be prepared to send the entire list of comments if need be, regardless of what the selectmen decide in their meeting. Mike agreed stating the PB could decide which if any comments to keep and strike, as a separate Board, and if they overlapped the comments sent by the BOS, then so be it. Bud asked to have the review of the comments and a potential letter written regarding the comments added as an agenda item for the Feb 27th meeting. It was agreed to add discussion of a possible letter added to the Feb 27th 2012 meeting. Stephen briefly reviewed the recently received Peer to Peer Grant report by Mary Albertson that had been prepared for the Westminster Business Park freight rail access.

8:05 p.m.

Bud made a motion to adjourn. Seconded by Don. The PB voted AIF to adjourn.

Respectfully submitted,
Michael Fortin

4 Attachments :

- 1) Letter dated Feb 13 2012 from Bread of Life Church withdrawing site plan review application for 98 Main Street.
 - 2) Plan of Easement for Marc Newton Road.
 - 3) Layover Station NPC Feb 8th comments
 - 4) Peer to Peer WBP report from Mary Albertson
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