



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 27, 2012
Room 222, Town Hall

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

Absent: Andrew Sears

Additional Attendees: Mr. Robert Bourgeois and spouse Roselind.

7:35p.m. *Minutes*

The Planning Board opened the meeting. Marie informed those present the meeting was being recorded. There was a motion by Don to approve the Feb. 13, 2012 meeting minutes. Seconded by Mike. Voted AIF.

7:38p.m. *Review Application for One lot Approval Not Required Plan (ANR) for Robert P. Bourgeois, 27 Bourgeois Terrace.*

The PB reviewed the ANR plan for 27 Bourgeois Terrace. Mr. Robert Bourgeois explained to the board he was adding an additional piece of property around his land to buffer his present property. The plan presented did not indicate that only one lot would be the result of combining the present lot (Map 131, Plc 25) encompassing his dwelling and the additional land of 8.883 acres listed as parcel F. After some discussion, the Marie asked Mr. Bourgeois have a note included on the plan to indicate his intention of combining two lots into one and return to the next meeting for the PB's signatures. Mr. Bourgeois told the board he would have the plan updated to indicate the note and would return to the next meeting.

7:43p.m. *Continued discussion regarding the Wind Power Bylaw.* Stephen stated he and Mike had met with Yeager Brandon, one of the wind power industry experts who had attended the forum. As a result of that meeting the bylaw language regarding noise requirements had been updated.

Bud made a motion to approve the present bylaw for town meeting for discussion purposes only. Seconded Mike. Mike stated the sound regulations were changed to reflect noise readings at the "receptor", changed from the present "at the property line". The reasoning was there are only seven to eight suitable properties around town, mainly larger parcels north of Rt 2. and it was not the intention of the board to stop commercial wind projects from happening.

Town Council for review,

7:51p.m. *Planning Board report from Department of Public Works Director Josh Hall* Josh could not be present due to conflicting meetings.

Stephen stated he had spoken to Josh Hall about three outstanding bonds:

- Rebanna Road- \$1936 remaining. Sidewalk is not complete, road only has one course of pavement. Josh indicated he would like to use the remaining money to have the catch-basins cleaned of sediment. Bud mentioned the home being built next

to the basin should have grass planted before that work was done. Stephen stated he would have Josh report back with what he intended to spend the remaining money on.

- Harrington Heights: \$570 to be used for monumentation.
- Rowtier Drive: \$36,000 remaining. Josh and Fire Chief have been working with Alan Belanger to decide what remains to be done to the property and what Josh intends to spend the remainder of the bond money on.

8:01p.m. Planning Board discussion regarding the possible submission of comments to the MBTA Layover Station's MEPA Notice of Project Change.

Passed over.

8:02p.m. Scheduling Planning Board hearing on zoning amendments for the May Town Meeting.

- Wind power bylaw and regulations.
- Revised lot area definition. Stephen stated he is professionally obligated to bring to the towns attention anything he finds that may be legally dubious. Stephen did research and found that there have been 18 cases that have come before the ZBA regarding the present definition since its creation. Stephen explained the present definition includes the wetland buffer zone. The lot area definition had been amended at Special Town Meeting in 1999. Marie stated a revision of the 1999 lot definition had been presented at a past town meeting but it had been tabled. Bud made a motion to send the definition to town council and include it in a public hearing. Seconded Mike. Voted AIF.

8:08p.m.

Planner's progress report. No questions by the board.

8:09p.m. Letter to 43D priority development owners:

Stephen created a draft letter reassuring owners the PB's willingness to work with them. The PB reviewed the letter and after discussion, made some minor modifications. Stephen agreed to update the language to reflect the boards comments.

8:14p.m. Citizen Planner Training.

Stephen invited the board to participate on March 17th.

Bud and Mike showed interest in attending.

8:18p.m.

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

Respectfully submitted,
Michael Fortin

2 Attachments :

1) Plan of Parcel F in Westminster owned by Raymond H. Bourgeois, Sr. Living Trust dated 14 February 2012.

2) Draft letter to 43D priority development site owners.
