



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, March 12, 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 Mrs. Roselind Bourgeois, Mr. Edward Simoncini

7:02p.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. 27, 2012 meeting minutes. Seconded by Mike. Voted AIF.

7:03p.m. Review Application for One lot Approval Not Required Plan (ANR) for Robert P. Bourgeois, 27 Bourgeois Terrace.

The PB reviewed the revised ANR plan for 27 Bourgeois Terrace from the previous meeting. Mr. Robert Bourgeois explained to the board he was adding an additional piece of property around his land to buffer his present property. A note on the plan had been added indicating 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, Mike made a motion to endorse the plan. Seconded Don. The board voted AIF to endorse the plan.

7:15p.m. CPTC training.

The PB had a brief discussion about how to pay for the training. Bud made a motion to spend money from the budget to send 4 people to the CPTC training on Saturday. Seconded Don. Vote

7:16p.m. Ongoing discussion about Wind Power Bylaw

Stephen told the board he had received comments from the second wind power consultant who asked to have a cap of 35 dBA. He also stated he did not see a need for a dBC standard. After a quick discussion about dBC being the pure tonal noise standard, the board agreed to leave the standards as written in place. The board agreed the Wind Bylaw and Regulations as written were ready for the March 26th public hearing.

7:20p.m. Discussion of zoning amendments for the May Town Meeting.

Stephen showed the board the revised footnote for the land use table to replace the definition of Lot Area that was presently in Chapter 205. He had included new language after a discussion with Town Council after their review. A lengthy discussion about upland, buffer areas and wetlands and the history of the present definition ensued. Mr. Simoncini stated that under State Law, you cannot put a septic system in a buffer, but a house can be in a buffer with a Notice of Intent.

Marie stated that the intent of the definition amendment at the time was to keep development from being built at the edge of resource areas. Stephen stated he would revise the footnote to reflect the board's discussion stating half the upland area calculation could include buffer area.

9:02p.m.

Stephen informed the board the MRPC had completed the Rt. 140 corridor study and shared it with board members.

9:04p.m.

Don made a motion to adjourn. Seconded by Mike. 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 15 February 2012.
 - 2) Stephen's draft footnote to replace definition of lot area.
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