



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, April 23, 2012
Room 222, Town Hall

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

Absent: Andrew Sears, Bud Taylor

Additional Attendees: Mr. Robert Francis

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 April 02, 2012 meeting minutes. Seconded by Mike. Voted AIF.

7:04p. - *Discussion of upcoming Town Meeting warrant articles.*

The Planning Board discussed and voted on the following articles:

Articles 17 Master Plan Maps- Mike motion, Don seconded. Voted AIF to support.

Articles 41 Mark Newton Road Acceptance- Mike motion to support with DPW support and acceptance of submitted plan, Don seconded. Voted AIF to support.

Article 44 Wind Power Bylaw- Mike motioned to support as written. Don seconded. Voted AIF to support.

Article 45 Lot Area Definition Change- Mike motioned to support as written. Don seconded. Voted AIF to support.

7:14p.m. - *Review and comment on Earth Removal Permit Application for Robert Francis, for a property located on Oakmont Avenue.*

Marie asked Mr. Francis to explain what he planned to do on his land off of Oakmont Ave. Stephen referred Mr. Francis to a list of questions the PB hoped to get answered during the meeting. Mr. Francis supplied the following; Approx 100 acres. In Chapter 61. First logging left the mature nut producing trees. Mr. Francis has taken some courses in land management and crops and plans to develop the land into a ranch. Mr. Francis referred to present earth removal permit was intended to create a pasture between 5 and 7 acres where he would work the land with future expansion towards Crocker Pond. He hopes to raise grass fed cattle. He intends to build a small log cabin towards the rear of the property. He wants to take the ranch development in small phases that could be completely stabilized before moving on to future phases and see how it proceeds. In the future he would clear land, stump it, grub it and create a pasture area in stages. Mr. Francis described a farm stand at the road and permission for 360 apple trees at his other property on Tommy Francis Drive.

Mr. Francis proceeded to answer the list of questions he had been presented. Phase 1 should be planted and stabilized by fall. All fertilizer used would be organic. NOI had been filed and he was scheduled to meet with ConCom on Wednesday. Mr. Francis

stated that one of the deals for selling removed gravel might be to supply the Town Barn with bank run gravel at a discounted price. Mr. Francis stated the NOI would control the work on site and he had agreed to a 25 foot no touch zone though not required to do so. Stephen suggested that the PB would pass on questions about bonding and inspections. Mike made a motion to write a letter of support for the earth removal permit with questions 4 and 5 included.:

4. Who on the Town's behalf will inspect the project upon completion to verify compliance with the approved Earth Removal Plan?

5. Will the Board ask the Applicant to post a bond for the work proposed?

Don moved the motion. Mike seconded. Vote AIF.

7:40p.m. - Discussion status of Deer Run, Pheasant Ridge and Brookside Farm

Stephen briefed the board on the information he had gathered on two town developments:

- Deer Run - Pheasant Ridge - All of the parcels that make up the developments are tax delinquent. The zoning freeze permit extensions are scheduled to expire in September.
- Brookside Farm - Steve Marsden is finalizing drainage structures before moving ahead to transfer the open space to the Town.

7:50p.m. New Business

Stephen told the PB he had received a phone call from the Erb & Erb law firm on behalf of Westminster Business Park asking for a release for lot I-4A so it could be sold to MART for the proposed MBTA layover facility. The request would be added to the May 14th PB agenda.

Stephen stated he asked them to send a formal release letter requesting what they wished to do to the PB.

After reading from the covenants for Phase 2 of WBP, Stephen suggested that the town get the 53G consultant out to the site to inspect whether the covenant infrastructure improvements had been completed. The board discussed what needed to be completed before release of lots and about what had been completed along the road abutting lot 4A. Stephen suggested all board members review the covenants and conditions in preparation of the next meeting.

8:09p.m.

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

Respectfully submitted,
Michael Fortin

1 Attachment :

1 Potential Planning Board comments on Application for Earth Removal (Robert Francis, Oakmont Avenue) MEMO dated April 18, 2012. (1 page)
