



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD
Phone: (978) 874-7414
swallace@westminister-ma.gov

William C. Taylor, II - Chairman, Marie N. Auger - Vice Chair, M. Donald Barry Michael Fortin Jon Wyman

MINUTES OF REGULAR MEETING

Monday, July 09, 2012
Room 222, Town Hall

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

Additional Attendees: none

7:00p.m.

The Planning Board opened the meeting. Marie made a motion to suspend the meeting temporarily to allow the PB to attend an ongoing discussion at the BOS meeting and to reconvene after. Seconded Don. Voted AIF.

7:35p.m. - Minutes

Bud informed those present the meeting was being audio recorded. There was a motion by Marie to approve the June 25, 2012 meeting minutes. Seconded by Jon. Voted AIF to accept the June 25, 2012 minutes.

7:36p.m. *Discussion for ZBA recommendation: Erik Lawrence, 120 Ellis Road: Finding request to erect a single-family home on an undersized lot.*

Motion by Don. Marie seconded. The PB discussed the ZBA application to construct a home near Partridgeville Pond. A previously existing home had been torn down years prior and a determination of Mike Gallant was that any grandfathering rights had been exhausted. The lot was only 30,000+/- square feet in an R-I district which requires 50,000 sq. ft. Voted AIF to have Stephen write a letter the PB is not in favor of the variance.

7:46p.m. *Discussion for ZBA recommendation: Alan Belanger of Dig & Pour LLC, Rowtier Drive: Special Permit request to use property for wholesale storage with outside storage.*

Stephen provided some background of PB discussion with Mr. Belanger from a previous meeting. The PB had told Mr. Belanger they would allow him to complete the park one lot at a time as long as he would complete the road and infrastructure on the entire frontage to the far end of the lot being developed. There was discussion of what Mr. Belanger intended to do with the storage boxes shown on the application and the outdoor storage. There was a motion to approve support of the special permit by Don. Seconded by Marie. Voted AIF to have Stephen write a letter of support.

7:57p.m. *Discussion regarding a bill under consideration on Beacon Hill entitled: "An Act relative to competitively priced electricity in the Commonwealth".*

Bud discussed a bill that would cap the price of electricity generated by wind facilities. Bud was concerned that the bill would limit wind turbine development in Westminister. After further discussion by the board, it was determined that the PB/Stephen would ask the potential developers who had expressed an interest in turbine projects in Westminister what their view of the bill was and how it might affect them. The board decided to include this agenda item for the next meeting.

8:09p.m. *Discussion regarding the Wachusett Station Smart Growth Corridor Study being performed by the Montachusett Regional Planning Commission.*

Mike asked the PB to review the maps that had been provided by the MRPC at the kickoff meeting of the Smart Growth Corridor Study around the Wachusett MBTA Station. Mike told the board that he was told by a member of the Fitchburg Industrial Development Commission that they would NOT rezone industrial land around the train station to accommodate commercial or residential growth. They have such little industrial land left that they are unwilling to lose any. A citizen from the surrounding neighborhood stated after hearing the discussion at the table he couldn't help but think of the train station as a case of the "tail trying to wag the dog"! Bud suggested the PB might want to have the MRPC planners who are working on this project to attend a Westminster PB meeting to discuss what Westminster envisions happening in the growth area. Stephen stated this is an opportunity to have the regional planning agency do the leg work to bring some of Westminster's needs to fruition through the use of a regional planning document.

8:20p.m. Ongoing business / MBTA noise study locations

Stephen asked the PB members to verify the site locations for the sound study being done for the area surrounding the layover.

8:26 p.m.

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

Respectfully submitted,
Michael Fortin

2 Attachments :

1 ZBA documents for Erik Lawrence/120 Ellis Road.

2 ZBA documents for Alan Belanger/Rowtier Drive.
