



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, September 24, 2012

Room 222, Town Hall

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

Absent: Marie Auger

Additional Attendees: Mr. Chuck Scott CFS Engineering, Mr. Glen and Mrs. Linda Hines, Mr. Alan Belanger, Mr. Eugene LeBlanc, Mr. Bill Greene, Mr. Tuoivo Peltinen?, Mr. Harry Banahan?, Mr. A Baer?

7:00p.m.

The Planning Board opened the meeting. Bud informed those present the meeting was being audio recorded.

7:00p.m. *Public Hearing regarding a set of regulations for the siting of Wind Power Facilities per Section 205.39.3 of the Zoning Bylaw.*

Bud read the public hearing notice and re-opened the public hearing continued from September 10, 2012. Jon made a motion to recess/continue the hearing until later in the meeting due to agenda scheduling conflicts. Don seconded. Voted A.I.F. to continue.

7:02p.m. *Minutes*

Motion by Don to approve the September 10, 2012 meeting minutes. Seconded by Mike. Voted AIF to accept the minutes.

7:03p.m. *Public Hearing regarding Site Plan Approval for Bedrock Realty Trust – Robert T. Francis, Trustee, to add 4,800 square feet to an existing building at 25 Theodore Drive that will create four new tenant spaces. The lot is located in an Industrial-I zoning district.*

Bud read the public hearing notice and opened the public hearing which he stated had been publicly noticed. Mr. Chuck Scott of CFS Engineering LLC stated CFS were the site engineers for a proposed building addition. With him was Mr. Robert Francis of Bedrock Realty Trust, the project proponent. Mr. Scott reviewed the proposed plan with the PB. 50x98 foot addition. 40 parking spaces currently, 6 new spaces with additional overflow on gravel area if needed. all utilities exist and will be upgraded, no wetlands, no floodplains. 4 companies, 3 with mezzanines. Whitman River Dam Inc., Biosoils Drilling Co. Colonial Contracting office space AM Welding. Detention basin is on opposite side of road, depression on property adds to water retention but is not part of the storm water calculations. Two comments: DPW states there is adequate sewerage capacity. Don recused himself from the discussion stating he has bought material from the proponent in the past. Bud asked the board for questions. The board reviewed the requested waiver list. Jon made a motion to approve the list of waivers. Seconded Mike. Voted AIF.

7:17p.m. *Continued Public Hearing regarding Site Plan Approval for Alan Belanger (Dig & Pour LLC) to use the property at the end of Rowtier Drive for an industrial use: excavation/foundation*

business and wholesale business with outside storage, truck terminal and recycling facility in an Industrial-II zoning district.

Bud reopened the hearing. Stephen stated that since the last PB meeting, he had met with Mr. Belanger, his attorney, and Mr. Hines and reviewed a punch list of items that needed to be addressed to move the project forward. Mr. Belanger stated they all agreed the cul-de-sac needed to start beyond the end of Mr. Hines' land. Mr. Belanger stated the list of items to be done seemed to be growing. He now was being asked to regrind of whole road and re-pave it. Josh Hall's estimate went from 56K to 70K. The fire chief had approved the location and radius of the new plan. Mr. Belanger is sending the plan out for multiple quotes. Mr. Belanger requested the PB determine if there will be frontage for two building lots as a result of the temporary cul-de-sac. Stephen said he would send it to Mike Gallant for a zoning determination.

Stephen stated that Mr. Belanger has a couple options for bonding: 1) Josh Hall/DPW does the work. Second option, town turns bond money over Mr. Belanger and he completes the work. Stephen stated any bond or tri party agreement will need to be reviewed by Town Counsel before acceptance by the PB. Bud stated the hearing would need to be continued. Mr. Belanger agreed.

Mr. Glen Hines asked if the cul-de-sac will interfere with the road continuation and prevent future completion of the road. Don stated that his understanding was for the fire department, and could be opened up to continue the road in the future. Mr. Belanger stated the cul-de sac will be considered temporary.

Mr. Hines questioned whether the bond will be sufficient to cover completion of the work. The last bond was inadequate. Don stated he would like to see specific station numbers referred to in any bond or agreement language. Mike asked for a specific timeline for completion of the road work up to the cul-de-sac. Bud asked for a motion to continue the hearing. Moved by Mike. Seconded Jon. Voted AIF to continue the hearing to October 9th 2012. Voted AIF to continue.

7:31p.m. Eugene LeBlanc (on behalf of Bobbie Jo Stankaitis & Christopher Brown), 205 Worcester Road, Approval Not Required (ANR) plan to transfer a piece of land to an abutter.

Mr. Eugene LeBlanc introduced himself. Stephen explained when the lot was created, he needed to attach a strip of backland to meet the area requirements. Since the change in zoning lot area definition requirements, Mr. LeBlanc wanted to return the backland to his land development company. The PB had no questions. Don motioned to endorse the ANR plan. Mike seconded. Voted AIF to endorse the plan.

7:37p.m. Continued Public Hearing on a set of regulations for the siting of Wind Power Facilities per Section 205.39.3 of the Zoning Bylaw.

Bud asked for a motion to re-open the hearing. Moved by Jon. Seconded Mike. Voted AIF to reopen the hearing. Stephen stated he revised the surety language requirements per Town Counsel recommendations. Bud asked to have the minutes reflect that at this point of the meeting there was no one present from the public. Don made a motion to approve and adopt the regulations dated September 2012. Jon Seconded. Vote; Don-aye, Bud-aye, Jon-aye, Mike-aye.

Discussion Items:

7:40p.m. MRPC Wachusett Smart Growth Corridor Plan – Comments on Transportation Section.

Stephen stated he and Mike had attended the presentation of the data and analysis of the transportation chapter of the *Wachusett Smart Growth Corridor Plan* at Leominster City Hall on September 18th 2012. Stephen stated he had two suggestions to be conveyed the MRPC.

- 1) A shuttle from Wachusett Station to the Wachusett Mountain Ski Area run by MART in conjunction with the mountain,
- 2) Forge a link to the mid state trail from the train station,
- 3) Bud and Don added: A MART bus running from the future new senior center and housing at 69 West Main St., to the Wellington senior apartments to the train station,

4) Mike and Bud asked for dedicated parking spaces at the train station for Westminster residents. Bud stated Westminster was bearing the burden of the layover and should not be in competition for space with other towns. Acton had designated spaces. Mike stated a previous letter from Westminster Business Park project partner Bob Hakala had stated there would be free parking for Westminster residents. WBP were "partners" in the layover and had pitched the free parking statement. MART had funding for and added an additional 120 parking spaces to the station parking and expected a percentage to be set aside for Westminster residents. MART had money to add extra parking but continued to state they had no money for mitigation of Westminster's concerns at the layover.

5) Jon stated his impression was that MRPC was only looking at the arbitrary circle chosen around the station and it would be better reflected as a corridor along Rt.2. He noted that the circle has already been extended to catch Exit 25 off Rt. 2 and should be extended to address the traffic impact through the center of Westminster which feeds Exit 25, the population centers and business centers which would most impact the train station.

Jon was concerned that the angled bridge on Princeton Road Rt. 31 did not allow safe walking or biking passage. He also noted that the road condition map listed the recently repaired Rt. 2 as deficient and the reconstructed Depot Road Bridge listed as not repaired.

The board discussed MRPC doing a traffic count sometime this fall.

The PB asked Stephen to draft a letter to the MRPC outlining the comments on the transportation data section for review at the next meeting. Don made a motion to have Stephen draft a letter. Marie seconded. Voted AIF.

8:58p.m. Noise Study and zoning for layover facility

Don stated he was under the impression MBTA would not come under our zoning, but that MART would have. Stephen stated he thought MART would be exempt as a subdivision of the MBTA. Don stated he felt that moving stock would be exempt under FTA guidelines but whether parked trains were exempt was a grey area.

9:04p.m.

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

Three Pages of Minutes
Respectfully submitted,
Michael Fortin

4 Attachments :

1 Plans for 25 Theodore Drive/Bedrock Realty Trust Expansion from CFS Engineering LLC. Regulations for the siting of Wind Power Facilities per Section 205.39.3 of the Zoning Bylaw.

2 205 Worcester Road ANR plan for Eugene LeBlanc.

3 Regulations for the siting of Wind Power Facilities per Section 205.39.3 of the Zoning Bylaw dated September 2012

4 Wachusett Smart Growth Corridor Plan – Transportation Section.
