



# Town of Westminister

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

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

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## MINUTES OF REGULAR MEETING

Tuesday, April 09, 2013  
Room 222, Town Hall

Attendees: Bud Taylor, Marie Auger, Don Barry, Mike Fortin, Jon Wyman, Town Planner  
Additional Attendees: Mr. Terry Aho/RayTek Construction, Mr. Joseph DiCarlo/Reinhardt Assoc., Mr. Mark Ransom/ Wachusett Animal Hospital, Mr. Chuck Scott/representing Wachusett Animal Hospital, Mr. Bob Hakala(not signed in but present), Mr. Brett Pinkerton, Mr. Suresh Bhatia/Atlantic Construction/Senior Center, Mr. Kevin Keena/ Senior Center Building Committee, Mr. Jim Moriarty/ Senior Center Building Committee, Mr. Pete Normandin/ Senior Center Building Committee.

7:00p.m.

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

7:00p.m. *Minutes*

Don made a motion to approve the March 26, 2013 meeting minutes with typos corrected. Seconded Marie. Voted AIF to accept the minutes with corrections.

7:01p.m. *Approval Not Required (ANR) plan for Ray-Tek Construction (three new lots off of Bean Porridge Hill Road).*

Bud asked the proponent to describe the ANR plan. There was discussion about access to the buildable portion of the lot. Marie stated that ConCom would need to determine if there indeed was access to the buildable portion of the lot. Adequate access to the buildable portion of the lot was in question. Stephen read the amendment to lot size voted on at the 2012 ATMeeting. After much discussion regarding the center lot wetlands shown on the plan, Mr. Terry Aho agreed to voluntarily withdraw the plan without prejudice. The PB agreed that the fees that Mr. Aho had paid would be applied to a future submittal of the plan. Jon made a motion to accept Mr. Aho's withdrawal of the plan without prejudice. Seconded Mike. Voted AIF to accept the withdrawal without prejudice.

7:30p.m. *Public Hearing – Continued: Site Plan for Town of Westminister, to construct a new Senior/Community Center at 69 West Main Street.*

Mr. Joseph DiCarlo of Reinhardt Assoc. stated that he had received further changes from the DPW earlier in the day that needed to be worked out and therefore the revised plans were not ready yet. He asked for an extension of the public hearing until April 23 2013 to work thru the remaining DPW issues and prepare updated plans to reflect those changes. Stephen informed the PB that both Fire and Con Com are OK with the plans. Stephen read a letter from abutters Mr. Andy and Mrs. Carol Kaski into the record:

**From:** Andy Kaski [mailto:akaski57@gmail.com]

**Sent:** Sunday, April 07, 2013 7:20 PM

**To:** Stephen Wallace

**Subject:** Senior Centor

To- Mr. Stephen Wallace Town Planner and Westminister Planning Board

Due to personal commitments neither my wife or I will be able to attend the Planning Board meeting April 9. After reviewing the revised Reinhardt Assoc. plan in your office on April 3rd. We feel that our concerns with the original plans have been met to our satisfaction. With the 40 foot no cut buffer zone and 4 foot high berm with 6 foot high tree plantings on top.

Sincerely, Andy and Carol Kaski

Marie moved a motion to continue the site plan review to April 23, 2013. Mike seconded. Voted AIF. Mr. Barry abstained from the vote.

*7:34p.m. Public Hearing Wachusett Animal Hospital Site Plan – building addition, garage and new parking area.*

Bud opened the public hearing. Stephen briefed the PB reading from a prepared memo. He stated the PB was now in receipt of outstanding issues: building elevations and lighting plan: only one new light attached to garage/ no plan required. Stephen stated he was still awaiting drainage calculations from Bob Maki and wastewater calculations from DPW.

Mr. Chuck Scott described the project. Addition to the left side of the existing Animal Hospital with additional parking and a one bay garage for the

Currently 31 existing kennels, 30 existing parking spaces, three levels: Basement - kennels, First floor - exam rooms, surgery rooms, reception, Second floor - two bedroom, kitchen and living space for overnight crew.

The Animal Hospital will be adding a third bedroom. The two lots 5a and 5b will be combined to go back to the original

Marie asked if the lots could be acquired ahead of time. Mr. Hakala stated it was a matter of bank financing before funds would be available to purchase lot 5b.

Mr. Scott described the new addition. A new elevator core has been added to the core. Stephen asked if the new plans would change the drainage calculations to which Mr. Scott replied no.

There would be an accessory garage to house the ambulance.

Mr. Scott stated the main issue was sewer. When the original hospital was brought before the town there were 46 kennels proposed. A permit for 2300 gallons per day was issued. Title 5 requires 50 gallons per day per kennel. The sewer capacity for Phase 1 of the WBP was 3700 gallons.

Stephen asked why not revise the permit. Mr. Scott stated the MBTA layover facility would require 800 gallons per day flow but they had not filed for any permits yet. Mr. Scott stated according to his actual calculations the animal hospital was using 30 gallons per day.

There was discussion about the Whitmanville sewer pump station capacity.

Jon asked what Mr. Scott calculated for the total flow after construction: Mr. Scott replied 2037 gallons.

Mike asked how WBP proposed to build out the rest of the lots if there was inadequate sewer capacity. Mr. Scott stated additional sewer flow into the town sewer would be needed. Mr. Scott stated the infrastructure of the park could handle the park flow. Mike asked about a 30" culvert and the drainage right of way on lots 5a and 5b. Mr. Scott stated the culvert was not finalized yet.

Jon asked when the lot 5b would be bought and combined to which Mr. Scott replied as soon as financing was attained.

Bud talked about wastewater flow and the wastewater moratorium and the pump station capacity. Bud asked Mr. Scott to deal with the wastewater flow issues with Josh Hall and the Sewer Commission.

Bud stated the PB wants to see Wachusett Animal Hospital succeed.

Mike asked how the park allocated sewer flow to its tenants. Marie made a motion to continue the public hearing to April 23, 2013 at 7pm. Jon seconded. Voted AIF to continue.

8:17p.m. *Discussion Item - Input on application before the Zoning Board of Appeals: Wachusett Animal Hospital Site Plan – Variance request to build a detached garage within the required side setback.*

Bud described the variance request. Stephen ran through the variance requested items.

Marie moved to support the request. Don seconded. Voted AIF to support. Stephen indicated he would sent the ZBA a letter.

8:21p.m. *Discussion Items - Planning Board comment on Chapter 61B land withdrawal request for George and Jadwiga Engman, 21 Pierce Road (potential for Town to exercise Right of First Refusal).*

Marie stated the Open Space Committee had met earlier in the day and concluded this particular Engman property did not fit into the open space plan and was too expensive, but a Engman property across the road was considered valuable enough for a conservation restriction as it related to the Muddy Pond town land and Mid State Trail. Don wanted the board to know that Mr. Eugene LeBlanc intended to buy the land and would probably develop it. After discussion, Marie moved to recommend a letter to the BoS that the Town give up their right of first refusal on the property located at 21 Pierce Road. Seconded Don. Voted AIF to write a letter to the BoS. Stephen stated he would write the letter for the Chairman to sign.

8:28p.m. *Other Business - Meeting Schedule for remainder of the year.*

Stephen asked PB members to settle on a schedule of meeting dates and times for the remainder of the year.

The PB decided on second and fourth Tuesday nights of each month would accommodate most schedules of its members. Don made a motion to meet 2nd and 4th Tuesday nights of each month. Seconded Jon. Voted AIF.

8:33p.m. *Adjourn.*

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

3 Pages of Minutes  
Respectfully submitted,  
Michael Fortin

7 Attachments :

- 1 3 Lot ANR Plan/ Bean Porridge Hill Road/RayTek Construction LLC/Szoc/Dated February 20, 2013.
  - 2 Kaski Email to PB dated April 07, 2013 stating their review of plans.
  - 3 Wachusett Animal Hospital site plan 4 pages dated March 1, 2013.
  - 4 Wachusett Animal Hospital CFS Engineering letter dated April 8, 2013 detailing proposed sewer calculations/ 1 page.
  - 5 Town Planner Memo on Wachusett Animal Hospital dated April 4, 2013/ 3 pages.
  - 6 Wachusett Animal Hospital ZBA Variance paperwork packet showing previous variance from 2009/ 6 pages.
  - 7 21 Pierce Road GIS map from S.Wallace.
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