



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, Brett Pinkerton, Michael Fortin, Jon Wyman

MINUTES OF REGULAR MEETING

Tuesday, October 08, 2013

Room 222, Town Hall

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

Absent: Brett Pinkerton

Additional Attendees: Mr. Jeff Curtis, Ms. Kimberly Peltalas/Gardner News, Mr. Gordon Martin, Mr. Jeff Anderson, Ms. Joanie Anderson, Mr. John Scribner, Mr. Greg Liscotti/Liscotti Development, Mr. John Scribner/Liscotti Development, Mr. Luke DiStefano/Bohler Eng.

7:00 p.m.

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

7:00p.m. *Minutes*

Bud asked for revisions to the minutes. Marie made a motion to approve the September 24, 2013 meeting minutes. Seconded Mike. Voted AIF to accept the minutes with Bud's revisions.

7:05p.m. *Approval Not Required (ANR) plan for Gordon Martin, 88 David Road (revised lot lines).*

Bud asked Mr. Gordon Martin to describe the ANR Plan. PB members reviewed the plan. Mike made a motion to endorse the plan. Seconded Jon. The PB voted AIF to endorse the plan.

7:10p.m. *Variance application to the Zoning Board of Appeals for a sign on property located at 69 West Main Street (the new senior center). Applicant: Town of Westminister.*

Bud asked PB members to review the variance. Mike moved to support the variance. Marie seconded. The PB voted AIF to write an email of support for the variance.

7:13p.m. *Approval Not Required (ANR) plan for Lisciotti Development at the corner of Batherick Road and State Road East (creation of non-buildable lot for Westminister Business Park signage).*

Bud asked Mr. Luke DiStefano representing Bohler Engineering describe the ANR Plan. Mr. Luke DiStefano stated the sign had been moved to conform with zoning setback requirements. PB members reviewed the plan. Marie made a motion to endorse the plan. Seconded Mike. The PB voted AIF to endorse the plan.

7:18p.m. *Public Hearing - Continued - Site Plan Review Application to construct a 9,100 square foot Dollar General retail store at the corner of Batherick Road and State Road East (C-11 District), Applicant: Lisciotti Development.*

Bud asked Stephen to update the PB. Stephen stated the applicants Engineer had found a deed describing the culvert running east to west across the property. Stephen read his proposed DPW condition that had been sent to Josh Hall to address Josh's concerns.

"The applicant agrees to allow DPW to inspect the culvert prior to construction per the existing easement language. If it is determined by the DPW that the pipe needs to be replaced, the applicant will work with DPW staff relative to the replacement. It should be noted that DPW is responsible to provide all materials needed for the pipe replacement."

Stephen indicated that revised plans had also been provided by the applicant. After discussion the applicant agreed to the condition as stated above.

Bud then asked the PB to review a letter sent to the PB from Mr. Curtis, 165 State Road East. (attached). Stephen briefed the audience about the future intention of placing a light at the intersection. Traffic counts were not high enough to warrant a light at this time. Mr. Curtis stated concern about the

truck and bus traffic in addition to car traffic. Bud asked Mr. Liscotti and Mr. Curtis if they would like to review Mr. Curtis's letter in Stephen's office. Mr. Liscotti asked the Board to suspend the meeting until he/they returned.

John made a motion to suspend the hearing until Mr. Liscotti and Mr. Curtis returned to the meeting. Seconded Mike. AIF.

The PB moved on to Discussion Items

7:49p.m. Discuss recommending to the Board of Selectmen that they add revising the Zoning Bylaw's parking standards to the Town Planner's 2014 work program.

Bud asked the PB if they were in agreement to asking the BOS to add revising the parking standards to Stephen's 2014 work program. All were in agreement.

7:51 Review zoning amendments for November Special Town Meeting.

Stephen reviewed three warrant items the PB had on the Fall Town Meeting. The PB agreed to hold the public hearings for all three meetings on October 29th. Bud spoke about the Earth Removal Bylaw and concerns about sound regulation.

7:56p.m. Public Hearing - Resumed - Site Plan Review Application to construct a 9,100 square foot Dollar General retail store at the corner of Batherick Road and State Road East (C-II District), Applicant: Lisciotti Development.

Mr. Liscotti and Mr. Curtis returned to the meeting. Stephen asked for the height of the revised sign. Mr. Jeff Curtis said that the sign vendor would be responsible to install the sign. After discussion it was determined that the height was acceptable to the PB and that the sign would shut off at 10:30pm, 1/2 hour after the store closes. The PB reviewed the fence on the east side of the lot and confirmed it had been added to the plans. There was discussion about water drainage from State Road East and Batherick Road. Mike suggested the PB forward Mr. Curtis' letter to the DPW to address the Batherick Road water flow. Stephen mentioned the applicants have agreed to develop an annual landscaping maintenance plan for the site. Stephen also suggested DPW's request "All pavement repair/paving on Batherick road shall be replaced in kind with 1.5" top coat 2.5" base coat." The PB reviewed the revised plans to confirm the DPW requests/comments had been incorporated into the plans.

After further discussion, Marie made a motion to close the public hearing. Seconded Mike. The PB voted AIF to close the public hearing.

Mike made a motion to approve the site plan with conditions. Seconded Marie. Voted AIF to approve the site plan with conditions.

8:26p.m. Liason Reports

Mike spoke briefly about the Open Space Chapter of the Master Plan working in conjunction with the Open Space Committee.

9:18p.m. Adjourn.

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

2 Pages of Minutes
Respectfully submitted,
Michael Fortin

7 Attachments :

- 1 Approval Not Required (ANR) Plan surveyed for Gordon Martin dated Sept 9 2013 1 page.
- 2 Town planner package/Form A application/tax parcel id. card(s) for Gordon Martin, 88 Davis Road. dated 10-1-2013 4 pages.
- 3 ZBA package for Senior Center Sign/Town of Westminster dated 9/18/13. 9 pages.
- 4 Approval Not Required (ANR) Plan for Liscotti Developers. 1 page.
- 5 Letter to PB from Mr. Jeffery and Mrs. Joan Curtis 165 State Road East dated October 7, 2013. 2 pages
- 6 Revised Site plans for Dollar General 162 State Road East updated 9/25/2013.
- 7 Draft Bylaws for FTM