



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, June 11, 2013
Room 222, Town Hall

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

Additional Attendees: Ms. Patricia Brouillet, Mr. Donald Rouleau, Mr. Dean Johnson

7:02 p.m.

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

7:02p.m. Minutes

Jon made a motion to approve the May 28, 2013 meeting minutes. Seconded Brett. Voted AIF to accept the minutes.

7:03 Site Plan Review Application to install a roof-mounted solar array on an existing warehouse building at 100 Simplex Drive. Solar MA Project Management Series III, LLC is the Applicant, and NIP Owner LLC is the Property Owner.

Stephen informed the PB that the applicants could not attend the meeting and hoped to reschedule to the 25th. Stephen informed the PB the project had been reviewed by the other town boards and the Fire Dept. and there were no issues.

7:06p.m. Review and comment on three applications before the Zoning Board of Appeals.

1) Shelley Wells ZBA request to add an addition to an existing nonconforming structure: Marie moved to support the request. Seconded Jon. there was discussion about the space being added to the dwelling. The PB voted AIF to support the request.

7:11p.m. Landowner zoning change request for property located at 70 Knowler Road, Dean Johnson owner, Daniel Rouleau interested leasee.

Mr. Dean Johnson explained that Mr. Dan Rouleau and Ms. Patricia Brouillet had approached him about renovating the old "M" house at 70 Knowler Road for use to sell her locally made craft items. Mr. Johnson explained he has looked at renovating the structure in the past but it was uneconomical to invest for the return that single family rent would provide. Mr. Johnson also explained it was identified in the Westminister Reconnaissance Report (page 25) as a building worth preserving. Mr. Rouleau would renovate the building to stabilize the structure and upgrade the interior and exterior.

The building would not be used as a residence. After discussion, it was determined that rather than a zoning change, which might be interpreted as "spot zoning", the applicant ask for a variance to operate the shop in the residential district.

Stephen suggested Mr. Johnson hi light other use variances given in the town, and get letters of support from the Historical Commission and Ag Com. After discussion, Marie moved a motion that the PB support a variance request by the applicant. Seconded Jon. The PB voted AIF to support the request.

7:30p.m. Review and comment on three applications before the Zoning Board of Appeals.

2) Ms. Claire Rowland appeal of Building Commissioner's determination to allow a Use Group R-4 at 175 Ellis Road.

The PB discussed the appeal. It was the opinion of the board that the Beckett family of Services home would fall under MGL Chapter 40A Section 3 and would not provide comment on the group home.

3) Cumberland Farms Inc. (a) Special Permit section 205-22v subsection F(1) to erect a new convenience store and S-1 Use group Motor Vehicle Service Station. (b) Section 205-42 subsection E to use the canopy as a sign.

After much discussion, Marie made a motion to send a letter to the ZBA stating the PB does not support the variance for signage and would prefer to deal with signage during site plan review. Seconded Mike. Voted AIF to send a letter of no support on the signage.

Marie made a motion to send a letter of support for the SP to erect a new Cumberland Farms and Service Station. Seconded Jon. Voted 4 in favor (Marie Mike Jon Brett), 1 against (Bud) to send a letter of support.

8:02p.m. Review and comment on Lower Crow Hills Pond dam repair plan, MA Department of Environmental Protection.

Stephen asked the PB for comments to the Lower Crow Hills Pond dam repair plan. The PB had no comments on the plans and asked Stephen to send a reply thanking them for their work.

8:06p.m. Town Planner monthly report.

Stephen highlighted the prior Economic Development meetings guest speaker Peter Abaire from the Mass Biotechnology Council.

Stephen also told the board the state has now issued regulations concerning Medical Marijuana.

The board signed a signatory record for the town accountant to reference.

Marie brought up the erosion from annual flooding on top of the culvert at Gatehouse Road again. Josh Hall is aware of the situation.

8:11p.m. Planning Board liaison reports.

Marie has information to share about State and Federal Grant opportunities for open space preservation gathered from a state conservation seminar held at Oakmont. Also how to help large parcel land owners preserve their open space.

8:15p.m. Adjourn.

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

Can you believe it?!!
Only 2 Pages of Minutes
Respectfully submitted,
Michael Fortin

7 Attachments :

- 1 ZBA package for Wells addition. 11 pages.
- 2 Town Planner GIS map and tax card for 70 Knower Road. 3 pages.
- 3 Westminster Reconnaissance Report (see page 25)
- 4 ZBA package for M. Claire Rowland. 9 pages.
- 5 ZBA package for Cumberland Farms. 6 pages.
- 6 DEP Waterways Regulation program license application number W13-3885 notification, 1 page.
- 7 Town Planner update dated June 04, 2013. 2 pages.