



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD
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William C. Taylor, II - Chairman, Marie N. Auger - Vice Chair, Brett Pinkerton Michael Fortin Jon Wyman

MINUTES OF REGULAR MEETING

Tuesday, October 29, 2013

Room 222, Town Hall

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

Absent: Bud Taylor

Additional Attendees: Mr. Tom Connell Jr.

7:00 p.m.

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

7:00p.m. *Minutes*

Jon made a motion to approve the Revised September 24th and the October 08, 2013 minutes. Seconded Mike.

Voted AIF to accept the minutes.

7:02p.m. *Approve payment to Gardner News for earth removal bylaw public information meeting.*

Public Hearings

Brett made a motion to approve payment to the Gardner News for the informational meeting and hearings for the Fall Town Meeting Bylaw changes Seconded Jon. The PB voted AIF to approve payment.

7:03p.m. *Public Hearing - Zoning Amendments for Fall Special Town Meeting 2013:*

Marie read the public hearing notice for the following:

-- *Rezone 142 Turnpike Road (Map 93, Lot 8) from Residential-I to Industrial-I*

Stephen described the land as the old Chem Design building that had previously been issued a use variance.

-- *Rezone 104 Turnpike Road (Map 93 Lot 21) from Commercial-I to Residential-I*

Stephen described the property as the parcel that is landlocked by the westbound Rt. 2 off ramp to Depot Road. The PB had previously showed support for the zoning change when it had been presented and described by Mr. Chris Mossman for the owners in the spring.

Mr. Tom Connell stated he was a neighbor on Turnpike Road and had concerns about rezoning 142 Turnpike Road. He stated the present road that led to the site has always been gated and used as a safety access road and the residential land on the site had acted as a buffer zone for the existing buildings on the site. Mr. Connell had concerns about how rezoning the site might bring more industrial development to the now residentially zoned portion of the site closer to Turnpike Road. Stephen stated the he had reviewed the MBTA upgrade plans to Development Road to potentially rezone property along it for commercial purposes, but had abandoned the idea because of the steep grades on both sides of Development Road. The present MBTA plan showed guardrails on both sides of the improved road.

Mr. Connell stated his biggest concern would be increased traffic on Turnpike Road with any changes to Development Road. Mr. Connell was also concerned that because the residential land across Development Road was also owned by the same company, any new owners would also move to rezone that residential land in the future.

Marie stated that it made sense to rezone the industrial land but could not see the PB supporting rezoning the residential land across the street to industrial anytime in the foreseeable future.

Mr. Connell spoke to concerns about the previous hazardous use at the site and was concerned that the specialized equipment installed there would be reused for similar purposes.

After further discussion, Marie asked to continue on to the Earth Removal Bylaw.

7:25p.m. General Bylaw Amendments for Fall Special Town meeting 2013:

-- *Replace Chapter 97 (Earth Removal) with a new Earth Removal and Placement of Fill Bylaw*

-- *Delete Section 81-6 (Filling of Land) from Chapter 81 (Buildings and Land)*

Stephen described the work all year that had led up to the Bylaw. There had been numerous informational meetings for the public and the earth haulers. Marie asked for comments from the PB.

After some discussion, Jon reminded board members that the bylaw would be an effective tool that could be used to control earth removal and fill.

Marie asked for a motion to close the Public Hearings. Moved by Jon. Seconded Mike. Voted AIF.

Jon made a motion for PB support of all the Bylaw changes. Seconded Brett. Voted AIF to support the changes.

Discussion Items

7:33p.m. 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).

Stephen reviewed the withdrawal request with the PB. It was the same property that had come before the PB for comment earlier in the year. At that point the PB had recommended to the BOS to not exercise its right to purchase the property. After brief discussion Jon made a motion to recommend to the Selectmen the PB is not in favor of the Town exercising its right of first refusal. Seconded Mike. The PB voted AIF and asked Stephen to send the BOS a memo stating such.

7:37p.m. Planning Board liaison reports

Stephen reviewed the Master Plan Committee meeting with the BOS who reiterated their support of the project. All parties had weighed in on the Town Government section and the MP Committee was moving forward. Stephen also stated the downtown design charette would be moving forward with the help of Dr. John Mullen and UMass Graduate Students under his supervision. Funding was being rounded up.

7:48p.m. Adjourn.

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

2 Pages of Minutes
Respectfully submitted,
Michael Fortin

3 Attachments :

- 1 Draft Earth Removal and Placement of Fill Bylaw for Fall Town Meeting.
- 2 Town Planner package of information for Engman , 21 Pierce Road property. 21 pages.
- 3 Town Planner work program update memo dated October 21, 2013. 2 pages.