



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, M. Donald Barry Michael Fortin Jon Wyman

MINUTES OF REGULAR MEETING

Tuesday, January 28, 2014
Room 222, Town Hall

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

Absent:

Additional Attendees: Mr. Terry Aho, Mr. Jim Gaffney, Mr. Greg Martin, Mr. Stephen Landry/Gardner News.

7:00 p.m.

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

7:00p.m. *Minutes*

Don made a motion to approve the January 14, 2014 minutes. Seconded Marie. Stephen asked to have a time typo corrected: 7:34pm instead of 8:34pm on page 2. The PB voted AIF to accept the minutes with the typo changed. (Bud abstained having not been present at the January 14, 2014 meeting.

7:02p.m. *Approval Not Required (ANR) plan for Ray-Tek Construction (three new lots) for property located on Bean Porridge Hill Road.*

Stephen explained the PB had reviewed this ANR plan earlier in 2013 and had asked Mr. Terry Aho to withdraw the plan without prejudice while he had the Conservation Commission review the wetland areas on one of the lots. Mr. Aho had done that and had secured an Order of Conditions from the ConCom for the lot(s) in question. Mr. Aho stated the plan had not changed and he had secured a septic design and ConCom Order of Conditions for lot C. Marie asked to review the Conditions (ConCom #336-0772). After further discussion, Don made a motion to endorse the plan as presented. Seconded Jon. The PB voted AIF to endorse.

7:13p.m. *Approval Not Required (ANR) plan for Rona Goodman (adjustment of lot lines) for property located on South Shore Road.*

Stephen described a simple equal area land swap to alleviate the encroachment of a retaining wall that had been previously built across Mr. Greg Martin's property line. Both lots were pre-existing, non conforming. After review, Jon made a motion to endorse the plan as presented. Seconded Marie. The PB voted AIF to endorse.

7:18p.m. *Schedule public hearing for the Medical Marijuana Dispensary bylaw.*

Stephen asked PB members to refer the updated Medical Marijuana Draft Bylaw to the Selectmen for inclusion in the May Annual Town meeting. Motion by Don. Seconded Mike. The PB voted AIF to send the Medical Marijuana Draft Bylaw to the Selectmen.

7:20p.m. *Discussion regarding Rebanna Road subdivision.*

Bud asked PB members to review the letter Stephen had drafted to send to the owner of Rebanna Road. Stephen reviewed for the PB the recent events regarding the Rebanna Road subdivision:

- In December the PB had asked the owner to post a bond for the remaining work. The value of the bond request was based on the owners estimate.
- The owner had sent a letter to the PB stating they did not believe they needed to post a bond.(Jan 13 2014.)
- Town Council had been asked to review the case and concluded that the owner did indeed need to post a bond. (Jan 27, 2014)

Stephen asked the PB for a vote to forward the Town Council opinion letter (Jan 27, 2014) and PB letter (Jan 28, 2014) to the owner. Don made a motion to send the TC opinion and PB letter. Seconded Marie. The PB voted AIF to send the opinion and letter.

Stephen also told PB members he would like to keep open the option of meeting with the owner, his council, Town Council, DPW, PB rep, and himself to try to resolve the issue.

7:25p.m. Planning Board liaison reports.

Stephen reported to the PB that the final edits had been completed to the 2014 Open Space Plan. The Final Draft of the Open Space Plan would then be sent to the State and Town Boards for review on February 10. There would be a public hearing for the plan on March 4 in the Eloranta Room of the Library. Final comments from the State and town input would be incorporated into the plan sometime in March.

Jon stated the MJTC was starting the yearly Transportation Improvement Plan process. Wachusett Station is under construction. Leominster Station Parking Garage is complete but not open and there might be free parking for a time.

Don asked PB members what their opinion was about changing the BOS from 3 members to 5 members.

Bud told members that as of tonight he would be stepping down from his duties on the PB. He asked members to vote to reorganize the Board since he would no longer be Chair and motioned to nominate Jon as Chairman. Seconded Mike. The PB voted AIF to make Jon the Chair. Bud presented members with his resignation letter stating he has been honored to serve the community.

Stephen asked members to consider who might fill the positions of Bud and Don at the April election.

7:38p.m. Adjourn.

Bud made a motion to adjourn. Marie seconded. The PB voted AIF to adjourn.

2 Pages of Minutes
Respectfully submitted,
Michael Fortin

9 Attachments :

- 1) ANR Plan of Lots Prepared for RAY-Tek Construction LLC. dated February 20, 2013, Szoc Surveyors. 1 page.
- 2) Form A, Tax card and TP GIS map for RAY TEK Construction LLC dated 1/16/2014 Bean Porridge Hill Road. 4 pages.
- 3) ANR Plan of Land Surveyed for Rona H. Goodman by James E. Gaffney Co dated Aug 2013. 1 page.
- 4) Form A, Appointment of Agent from Robin Dushman, tax cards, and TP GIS map for Rona Goodman. 7 pages.
- 5) Draft Medical Marijuana Bylaw. 2 pages.
- 6) Town Council response to Rebanna Road Council letter. Dated January 27, 2014. 4 pages.
- 7) PB Letter to PRM Capital Investments LLC dated January 28, 2014. 1 page.
- 8) Rebanna Road letter from Partridge Snow & Hahn LLP/ Jay Peabody dated January 13, 2014, Re: PRM Capital Investments LLC/ Rebanna Road Subdivision. 2 pages.
- 9) Resignation letter from William C. Taylor II MS, PMP dated January 28, 2014. 1 page.