



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD
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Jon Wyman - Chairman, Marie N. Auger - Vice Chair, M. Donald Barry Michael Fortin

MINUTES OF REGULAR MEETING

Tuesday, February 25, 2014
Room 222, Town Hall

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

Absent:

Additional Attendees: Mr. James Gaffney/Surveyor, Mr. Howard Blanchard, Ms. Mary Blanchard

7:00 p.m.

Jon 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 February 11, 2014 minutes. Seconded Mike. Jon asked to have some typos corrected and some minor revisions. Don modified his motion to add the revisions. Seconded Mike. The PB voted AIF to accept the minutes with revisions.

7:04p.m. *Approval Not Required (ANR) Plan: Wayne & Julia Morse and Howard Blanchard, 11 Lanes Road (lot line adjustment and land swap)*

Jon asked Mr. James Gaffney/surveyor to describe the plan. Mr. Gaffney described a simple equal area parcel swap to rectify the lines of occupation. When the homes were constructed, gravel had been placed on by the former owners of the Blanchard's property onto the Morse's property to improve access to the lot, the result of a simple handshake agreement between the owners. The land swap was to convey that filled area to the Morse's in exchange for other land on the same boundary line. He further stated the BOH had signed off verifying no septic areas were affected. Jon asked about any issues with abutters. Mr. Gaffney referred the PB to the appointment of agent forms allowing him to speak on the Morse's behalf, who could not attend. Mike made a motion to endorse the plan as presented. Seconded Don. The PB voted AIF to endorse the plan.

7:10p.m. *Appoint Planning Board Alternate to the Master Plan Committee.*

Jon asked the PB to appoint an Alternate Member to the Master Plan Committee. Mike made a motion to nominate Jon as Alternate. Seconded Marie. The PB voted AIF.

Discussion Items

7:14p.m. *Call for Comments: draft 2014 Open Space & Recreation Plan.*

The PB briefly discussed the Draft Open Space Plan. Stephen asked members to consider drafting a letter of support of the Draft Open Space Plan. Mike made a motion that the Chair sign a support letter, to be drafted by Stephen, on the PB's behalf, subject to review by PB members. Seconded Don. Voted AIF to have the Chair sign the letter of support, subject to PB member review.

7:16p.m. *CPTC Winter Conference sign-up.*

Stephen told the PB there was money in the budget to send members to the Citizen Planner Training on March 15th.

7:18p.m. *Planner's monthly report.*

Stephen told the PB he had met with the Parks and Recreation Commission to discuss Mr. Paul Aldrich's and P&R was hoping to go to Town Meeting to get money for an appraisal of the land behind 112 Main Street in an attempt to create a playground for toddlers.

Stephen asked PB members to consider combining the March 11th PB meeting with the Public Hearing on the Medical Marijuana Bylaw to be held on March 6th in Room 222 since the agenda for March 11th was light. Don made a motion to reschedule the March 11th PB meeting to March 6th. Seconded Mike. Voted AIF to combine the meeting with the hearing.

7:22p.m. Liaison Reports

Jon told the PB that Mohammed Khan was back to work at MART after a vote of the MART Board of Directors. The MJTC has identified 3 new TIP projects for Westminster. 1) The intersection of Rt.140 and Rt.2A. 2) Rehabilitation of road and box widening on Rt.140 from Patricia Road to the Princeton Town Line, and 3) Resurfacing of Rt140 from Rt.2A to Patricia Road. There was discussion of the box culvert at Gatehouse Road needing repair. Jon said he would speak to Josh Hall/DPW about the improvements and design.

Stephen discussed the Wachusett Corridor Smart Growth Plan and has sent the Economic Development and Open Space Chapters to town boards for comment to be returned by mid March.

Stephen attended the quarterly Comprehensive Economic Development Plan meeting at MRPC and has distributed the 5 year draft update to town boards for comment.

At the CEDS meeting the General Manager, Phil Cunningham, of the Great Wolf Resort communicated that they will double the size of the water park, add 400 rooms to the hotel, will hold a job fair shortly and will also be looking to source local food for their restaurant. Stephen has put them in touch with the local Farmers Market.

Jon reported the Wachusett Station project is on track for a spring 2015 completion. The Fitchburg Track Improvements, \$200M in double tracking of the lines is on track. The parking structure on Nashua Street in Leominster is complete, but not open yet.

7:33p.m. Rebanna Road

Stephen told PB members that there is a conference call meeting with Town Council scheduled for Thursday February 27th. Stephen, Mike Gallant, Karen Murphy, Mike Fortin/PB, Josh Hall/DPW, with Town Council, are scheduled to coordinate a negotiating strategy.

7:36p.m. Adjourn.

Don made a motion to adjourn. Mike seconded.

Don reported to the PB that donations to the Senior Center Project are becoming a pain... Every donation, a TV from the Rotary Club, Aubuchons donating the painting of the building, both labor and materials, etc., all have to go thru Karen Murphy and the BOS. There is no money being exchanged. The BOS is on hold excepting the donations. After a brief discussion about the holdup of the donations, the PB voted AIF to adjourn.

2 Pages of Minutes
Respectfully submitted,
Michael Fortin

4 Attachments :

- 1) Town Planner ANR Package: ANR Form A for Wayne and Julia Morse Dated Feb 25, 2014, 4 Appointment of Agent forms one each for Mr. Tom Blanchard, Ms. Mary Blanchard, Mr. Howard Blanchard, Ms. Mary Blanchard, tax cards for both Blanchard and Morse , and TP GIS map. 12 pages.
- 2) ANR "Plan of Land Surveyed for Wayne H. & Julia Morse" by James E. Gaffney Co. dated Feb. 2014 1 Page.
- 3) Draft Westminster Open Space and Recreation Plan of 2014.
- 4) Town Planner Update Memo to BOS dated February 12, 2014. 2 pages.