



# Town of Westminster

MASSACHUSETTS 01473  
FROM THE OFFICE OF THE  
**PLANNING BOARD**  
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Jon Wyman - Chairman, Marie N. Auger - Vice Chair, Michael Fortin, Jay Shenk

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## MINUTES OF REGULAR MEETING

Tuesday, January 13, 2014

Room 222, Town Hall

Attendees: Marie Auger, Jon Wyman, Mike Fortin, Jay Shenk, Town Planner Stephen Wallace

Absent:

Additional Attendees: Mr. Mel and Ms. Betty Longley, Mr. Joe Flanagan, Mr. Bud Taylor, Mr. John Fairbanks.

7:00 p.m.

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

7:00p.m. - *Minutes*

Jon asked PB members to review the December 09, 2014 minutes. Marie made a motion to approve the minutes. Seconded Jay. The PB voted AIF to accept the minutes.

7:02p.m. *Approval Not Required (ANR) Plan: Longley Realty Trust, 54 Dean Hill Road (carving out one lot from the master lot).*

Jon asked the PB to review the ANR plan. Marie made a motion endorse the plan as presented.

Seconded Jay. The PB voted AIF to endorse.

7:06p.m. *Discussion regarding interim Planning Board appointment.*

Jon asked PB members to discuss appointment of an interim PB member. Marie moved the Board work with the remaining members until the next scheduled election in April. Seconded Jay. After discussion about majority votes, the PB voted 2-1 to pass the motion.

7:16p.m. *Discussion with Selectmen Fairbanks regarding Article 11 from Special Town meeting.*

Jon asked Mr. Fairbanks to discuss the genesis of Article 11 with the PB. Mr. Fairbanks shared his opinions with the Board. The PB asked multiple questions and showed interest and confusion in trying to understand Mr. Fairbanks responses. After 25 minutes, Stephen summarized the discussion by stating there still seems to be differing opinions

7:43 p.m. – *Review of PB Zoning Bylaw schedule.*

Stephen asked PB members to review the three year schedule of work for Zoning Bylaw updates and asked members if there was anything else members would like to work on in 2015

7:53p.m. *Discussion*

Jay started a discussion about affordable housing. There was discussion about funding the Village Center Bylaw work which would be written by an outside firm, MRPC Wachusett Station Smart Growth MOU and signage. Stephen described work on available funding to help secure Mid State Trail “right-of-ways”.

Stephen has drafted the PB Annual Town Report. Stephen handed out Ethics testing forms from the Town Clerk.

Stephen asked PB members for budget support to take a one day class on GIS skills training.

8:11p.m. *Adjourn.*

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

2 Pages of Minutes  
Respectfully submitted,  
Michael Fortin

4 Attachments :

- 1) ANR Plan for Longley Realty Trust, 54 Dean Hill Road. 1 page.
- 2) Town Planner package for Realty Trust, 54 Dean Hill Road including Form A, tax cards and Town Planner GIS map. 5 pages.
- 3) Town Planner Schedule of Town Zoning Bylaw Amendments. 1 page.
- 4) PB Annual Town Report. 3 pages.