



# 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 .

## MINUTES OF REGULAR MEETING

Tuesday, February 10, 2014

Room 222, Town Hall

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

Absent: Jay Shenk

Additional Attendees: Jamie Rheaul/Whitman and Bingham Associates, LLC, Mr. Gordon Martin/BRNC LLC, Ms. Heather Billings, Ms. Laila Michaud, Mr. Todd Facey, Mr. Ted Facey.

7:00 p.m.

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

7:00 p.m. - *Minutes*

Jon asked PB members to review the January 13, 2015 minutes. Marie made a motion to approve the minutes. Seconded Mike. The PB voted AIF to accept the minutes.

7:02p.m. *Approval Not Required (ANR) Plan for The Landings LLC, 92 South Ashburnham Road (eleven new lots).*

Jon asked the PB to review the ANR plan. Mr. Jamie Rheaul/Whitman and Bingham Associates, LLC described the plan: 30 acre Savilampi/Facey farm being split into 11 R-II house lots. Perk tests have been done. Bob Maki/ConCom was contacted about wetlands delineation and has walked the property and sent an email stating such. Mr. Rheaul provided copies of the wetlands and delineation and ConCom emails to Stephen. Marie made a motion to endorse the plan as presented. Seconded Mike. The PB voted AIF to endorse.

7:14 p.m. *Approval Not Required (ANR) Plan for Ashburnham Road LLC, 345 South Ashburnham Road (three new lots).*

Jon asked the PB to review the ANR plan. Mr. Jamie Rheaul/Whitman and Bingham Associates, LLC described the plan: Redkey property location of Housatonic Solar 1, LLC, is being broken into three parcels, two non building lot parcels and one parcel for the solar project. After further discussion, Marie made a motion to endorse the plan as presented. Seconded Mike. The PB voted AIF to endorse.

7:25 p.m. *Approval Not Required (ANR) Plan for Gordon Martin, South Ashburnham Road (one new lot).*

Jon asked the PB to review the ANR plan. Mr. Gordon Martin described the plan: Creating 2 lots from one. After discussion, Marie made a motion to endorse the plan as presented. Seconded Mike. The PB voted AIF to endorse.

7:31 p.m. *Planning Board review of Westminster Business Park earth removal progress reports for December 2014.*

Jon asked the PB to review the progress report. There was brief discussion about the new well that was drilled and the request to abandon a well.

7:33p.m. *Draft 2015 Community Development Strategy.*

Stephen updated the PB about the 2015 Community Development Strategy. The BOS has approved the strategy with a reordering of the priorities which reflect the Westminster Town Master Plan.

7:37p.m. *Town Planner update.*

Stephen told the Board the Master Plan is at Monty Tech to be printed for an end of February delivery.

- USDA Grant for sewer upgrades is in progress. MassWorks grant for sewer will be updated and submitted in August.
- Economic Development Committee town brochure is on track for a June completion.
- A solicitation package for prospective businesses will be worked on in the second half of the year.
- ZBA application package update work is continuing. Stephen has also written up an abutters guide.
- The 2008 Table of Use report from Bill Scanlon will be a topic of the next meeting and is being discussed with the ZBA.
- In light of recent events, Inspection protocol for Kennels is being worked on with a 5 year Special Permit expiration/review.

8:11p.m. Adjourn.

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

2 Pages of Minutes  
Respectfully submitted,  
Michael Fortin

4 Attachments :

- 1) Approval Not Required (ANR) Plan for The Landings LLC, 92 South Ashburnham Road. 1 page.
- 2) Town Planner package for The Landings LLC , including Form A, tax cards and Town Planner GIS map. 7 pages.
- 3) Approval Not Required (ANR) Plan for Ashburnham Road LLC, 345 South Ashburnham Road. 1 page.
- 4) Town Planner package for Ashburnham Road LLC , including Form A, tax cards and Town Planner GIS map. 4 pages.
- 5) Approval Not Required (ANR) Plan for Gordon Martin, BRNC LLC, South Ashburnham Road. 1 page.
- 6) Town Planner package for Gordon Martin including Form A, tax cards and Town Planner GIS map. 4 pages.
- 7) 2015 Westminster Community Development Strategy. 11 pages.
- 8) Town Planner update dated January 29th, 2015. 2 pages.