



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, William C. Taylor, II

MINUTES OF REGULAR MEETING

Tuesday, June 23, 2015

Room 222, Town Hall

Attendees: Jon Wyman, Bud Taylor, Mike Fortin, Town Planner Stephen Wallace

Absent: Marie Auger

Additional Attendees: Mr. Paul Aldrich.

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 June 9, 2015 minutes. Bud motioned to approve the minutes.

Seconded Mike. The PB voted AIF to accept the minutes.

7:01p.m. *Planning Board Zoning Work – Table of Uses- Definitions.*

Jon asked Stephen to update the Board on the status of the ongoing zoning Table of Use work.

Stephen told the Board he had gone thru the revised draft of the Table of Uses and compared it with the existing definitions section. Stephen noted that many of the uses had expanded descriptions that might be better broken out into the definition sections. Stephen has supplied the PB with that information broken down into a table. Also included for reference: the definition sections from 4 towns: Westborough, Leominster, Grafton and Great Barrington, the pdf from the "Exemptions" presentation at the 2014 Citizen Planner Training Collaborative. Stephen told the Board he also has a personal copy of the "Planners Dictionary" he will use to help us in our work.

The PB then spent the next hour going down the table, adding definitions and revising sections as needed.

Highlights of the discussion were: Under the heading **A, Residential Uses:** inlaw apartments, two families, and duplex *uses*. Questions about *ownership* of the property and how it affects the definition of the *use* were discussed. The Board discussed the residential topic for quite some time and will schedule a meeting with Building Commissioner Mike Gallant to better understand and refine the residential section of the table of uses and related definitions.

Also, under **B, Institutional, recreation and educational uses:** State statute defined uses such as Religious, Educational, Childcare facilities were discussed and because they are exempted from use regulation, the Board agreed separate definitions were not needed.

The Board discussed a definition for Public Utility Corporations. Stephen will find a state definition for such.

An "Educational school for profit" definition proved difficult to find an all encompassing definition.

Lodges and social clubs uses proved difficult to define.

Stephen will collect some definitions for the PB to review.

Under **C, Agricultural Uses:** The Board agreed that because Westminster is "right to farm community", the state definitions are adequate.

Under **D, Offices and Laboratory:** the Board discussed "towers" and television transmission, modern wireless facilities and online streaming services.

Stephen will arrange a meeting with Mike Gallant and gather definitions for the PB.

8:28 *p.m. Board Member Update.*

Bud told the Board that Ms. Brenda Albert is a possible candidate to replace Jay (who has resigned from the Board because of residency/domicile matters), and would like to attend a meeting to acquaint and introduce herself to the Board.

8:38 *p.m. Adjourn.*

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

2 Pages of Minutes

Respectfully submitted,

Michael Fortin

11 Attachments :

- 1) Draft working version of Table of Uses with Town Planner notes on definitions. 6 pages.
- 2) "Exemptions" presentation at the 2014 Citizen Planner Training Collaborative. 5 pages.
- 3) Definitions section from Town of Great Barrington. 18 pages.
- 4) Definitions section from Town of Grafton. 12 pages.
- 5) Definitions section from City of Leominster. 16 pages.
- 6) Definitions section from Westborough. 8 pages.