



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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Jon Wyman, chairman

Marie N. Auger, vice chairman

Michael Fortin

William C. Taylor, II

MINUTES OF REGULAR MEETING

Tuesday, August 11, 2015

Room 222, Town Hall

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

Absent: None.

Additional Attendees: Mr. Andrew Rice, Mr. Jim DeLisle

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 July 28, 2015 minutes. Bud motioned to approve the minutes. Seconded Mike. The PB voted AIF to accept the minutes.

7:01p.m. Bond release request for Westminister Business Park earth removal permit (Phase-II).

Stephen explained to the Board that both Tetra Tech and McCarty Engineering have agreed through emails that they would like to meet with the PB at its next meeting to sort out all the bonding and the requested bond reduction. Stephen has agreed to informally meet with both parties to review what is in place with the PB at this point in time.

There was discussion about past promises by park owners regarding completion of work by certain dates that had come and gone. There was also discussion about adequate bonding of the roadway portion of the subdivision. Stephen told the PB that McCarty engineering has also asked for a three month extension on the Phase II Earth Removal Permit. Jon asked Stephen to add a joint meeting to the next agenda at which time the Board will address the Phase II Earth Removal Permit extension request.

7:10 p.m. Review and Comment: ZBA Dimensional Variance Request for Jeffrey & Robin Moisan, to construct an accessory garage within side & rear setback on 61 Main Street.

Jon asked the Board to review and comment on the ZBA request. After brief discussion the PB agreed to offer no comment. Motion by Bud. Seconded Mike. Voted all in favor to send a memo of no comment.

7:14 p.m. Review and Comment: ZBA Dimensional Variance Request for Jane LaRoche & Kim Oski, to construct a garage within side setback on 1 Laurie Lane.

After discussion about the Variance proposal, Bud motioned to offer no comment. Seconded Marie. The PB voted AIF to offer no comment.

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Stephen Wallace
Town Planner
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7:20 p.m. July progress report for earth removal operation at the Westminster Business Park.

Jon asked the Board to review the monthly report and noted that the report notes that the park owners intend to pave up to the entrance of the MBTA lot this season. Bud motioned to accept the report. Seconded Marie. Voted AIF to accept the report.

7:24 p.m. Planning Board zoning work: Definitions and Table of Uses.

Stephen told the Board that the August 4th meeting with the Building Commissioner and Don Frigaletto (ZBA Chair) had resulted in a decision to not include any residential zoning changes in this years work. To include residential zoning changes would result in bringing as many as seven warrant articles to Town meeting instead of the three proposed as a result of the industrial and commercial section work that had been accomplished so far.

Stephen told the Board that previous work on the Family Childcare and Large Family Childcare uses had put both of them in the Commercial section of the table of uses. Childcare had also been addressed in the present table of uses under the heading I-12 accessory uses. Stephen asked the Board where in the Table of Uses the Board would like to see the childcare uses placed. After further discussion, the Board agreed to leave the Childcare uses in the Commercial section and footnote the present I-12 use to refer back to the Commercial section. Stephen will also gather definitions for nursery, preschool, and kindergarden. Stephen told the Board he will update the changes to provide a clean draft copy of all the changes made to date. Stephen asked the Board to review the Table of Dimensional Standards and the "Scanlon Report" for the next meeting.

7:43 p.m. Town Planner Update

Stephen introduced the PB to Mr. Andrew Rice who attended the meeting to get a feel for whether he would like to join the Board to fill the remainder of Jay Shenks term.

Stephen reviewed the July 29th memo to the BOS:

USDA Loan Offer.

Special Town Meeting Sept. 29th.

EDC will review and solicit top 100 Worcester County Business Journal businesses.

Town list of Brownfield sites will be sent to MRPC.

Old Town Hall resolution options. Sell it with historic deed restriction, after 6 months sell it with no deed restrictions, tear it down to build park or parking, properly mothball it for the future use, rehab for senior housing, rehab for office space, rehab for community center as recommended by Old Town Hall Needs Assessment Committee. Cost options are being formed. Forum for potential user groups on Saturday October 2nd.

7:52 p.m. Adjourn.

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

2 Pages of Minutes

Respectfully submitted,

Michael Fortin

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