



Town of Westminster

11 SOUTH STREET
MASSACHUSETTS 01473

FROM THE OFFICE OF THE
CONSERVATION COMMISSION

Phone: (978) 874-7413 * Fax: (978) 874-7411

MINUTES of MEETING June 1, 2017

To: Selectmen
Board of Health
Building Commissioner
Planning Board
Highway Department
Town Clerk

Present: Chairman Dan Bartkus, Members: Tim Sheehan, Robert Gendron, and Carrie Monty, Secretary Susan Kalagher, Agent Bob Maki

Absent: Gary Smith

Guests: Craig Orn, John Deline, Angel Lehtonen, Chris Mossman, Barbara Robbins, Liz Irvine, Steve Arsenault, Paul Grasewicz, Kevin Quinn, Wesley Flis, Pedro Rodriguet

Documents & Plans and other Exhibits

1. Plan – 6 Lake Drive West
2. Plan – Lot A Frog Hollow
3. Plan – Lot B Frog Hollow
4. Plan – 6 Wintturi Road
5. Plan – 17 Edgewood Road
6. Plan – 16 Beach Circle
7. Plan – Ellis Road / Old County Road solar project

Dan Bartkus opened the meeting at 7:03 p.m. The meeting was not being recorded.

Appointment – Chris Mossman / Hager Park Commission

The Town accepted a donation of 17 acres of land off of Worcester Road from Mr. Raymond at the last Town Meeting. The state does not allow the Hager Park Commission to accept the land and it was accepted by the Conservation Commission. The land was given to protect the Rambler property and after a motion and second, the Commission unanimously voted to sign the application placing the property into the care of the Hager Park Commission as it was intended.

Mail / Minutes / Voucher

The Minutes of May 11, 2017 were unanimously approved.

Mail was read and distributed.

A voucher for mileage for Bob Maki was signed

Certificate of Compliance

25 Old Oak Avenue / Melanson / 336-0860 was approved upon recommendation by Bob Maki.

**Abbreviated NOI
6 Lake Drive West
Bessette**

7:10 p.m. The public hearing for the request for an Abbreviated Order of Conditions filed by Gregory & Denise Bessette for septic repair for an existing house at 6 Lake Drive West was opened. Angel Lahtinen of Northland Engineers provided proof of notification of abutters and gave the overview of the project. The proposed septic system would be located 95 ft. from the pond and a variance has been granted from the Board of Health with conditions. There were no comments from the floor. A motion was made by Tim Sheehan, second by Robert Gendron and the plan was unanimously approved with conditions. The original Order of Conditions will be sent to Northland Engineers. The public hearing closed at 7:15 p.m.

**NOI
Lot A Frog Hollow Road
Lot B Frog Hollow Road
Maggs**

7:15 p.m. The public hearing for the request for two Orders of Conditions filed by Carlton & Patricia Maggs for driveways over stream Crossings on Frog Hollow Road was opened. Paul Grasewicz of GRAZ Engineering provided proof of notification of abutters and gave the overview of the project. He discussed underground electric, a replication area adjacent to the wetlands, and wetland calculations. Because of a moratorium, only one sewer hook-up would be allowed. The Commission requested a slight increase in replication area and that replication notes be included on the plan. John Deline, Deputy Commissioner of Water Supply for the City of Fitchburg discussed concerns with creating 2 lots in the Fitchburg Water Supply district and he did not believe that the Westminster By-Law would allow for 2 lots. Shared maintenance of the culvert crossing should be in the deeds. Because this property falls in zone A of a public water supply, Mr. Deline asked that the request not be accepted as this would set precedence over time. 7:30 p.m. The Commission continued the hearing to June 22, 2017 at 7:15 p.m.

**RFD
6 Wintturi Road
Arsenault**

7:30 p.m. The public meeting for the request for a Determination filed by Steven Arsenault for the construction of a deck at 6 Wintturi Road was opened. Mr. Arsenault gave a description of the proposed deck. All digging will be done by hand. Bob Maki made a site visit and recommended approval. The plan was unanimously approved with conditions. The public meeting was closed at 7:35 p.m.

**NOI
17 Edgewood Road
Orn / Nielsen**

7:35 p.m. The public hearing for 17 Edgewood Road for a Notice filed by Craig Orn of Sunrun on behalf of the owner, Steffen Nielsen, for the installation of an interconnected rooftop solar system on a detached garage was opened. Mr. Orn provided proof of the notification of abutters and discussed the project. A 100 ft. trench is required to connect a sub-panel in the garage to the main electrical panel in the house. A ditch witch will be used. The plan was unanimously approved with conditions after a motion by Robert Gendron and second by Tim Sheehan. The public hearing was closed at 7:38 p.m.

**RFD
16 Beach Circle
Robbins**

7:38 p.m. The public meeting for a Request filed by Barbara Robbins for the removal and replacement of a failing retaining wall and stairs adjacent to Wyman Pond at 16 Beach Circle was opened. Kevin Quinn of Quinn Engineering represented Ms. Robbins who would like to remove the old wall and replace it in the same location as the currently existing retaining wall. Mr. Quinn will use a turbidity curtain. He did not feel there would be a benefit to waiting for draw-down of the lake and discussed concern with the collapse of the wall. The plan will be amended to include screened loam and landscaping as part of this filing. The plan was unanimously approved with conditions after a motion by Robert Gendron and second by Carrie Monty. The public hearing was closed at 7:48 p.m.

**NOI
Ellis Road / Old County Road
Solar Panel Array
Thomas / Ellis Road Development**

7:48 p.m. The public hearing for the Notice filed by David Thomas of Ellis Road Development for the construction of a ground-mounted solar panel array was opened. Wes Flis of Whitman & Bingham Assoc. and Pedro Rodriquet gave the overview of the project and provided proof of notification of abutters. The applicant would like to locate the solar panels as close to Fitchburg Gas & Light area as possible. The primary access will be from Unutil Drive with a secondary access from Ellis Road. The project will include associated land clearing, grading, and storm water components as well as the access drives. Bob Maki discussed his concerns with erosion control barriers and an increase with flow rates and potentially damaging run-off. The plan was unanimously approved with conditions upon motion by Tim Sheehan and second by Carrie Monty. The public hearing was closed at 8:05 p.m.

8:05 p.m. Dan Bartkus recused himself and left the meeting.

Extension Permit / Wood of Westminster 336-0570

Tim Sheehan acted as chair. Wes Flis requested an Extension with minor modifications including fire cisterns to be located within the wetland buffer. Because a tie-in to Town water did not occur and the lots will be on individual wells, this deviation to the plan was caused by the fire department. Easements for the cisterns and well next to them will be taken over by the

Town when the roads are accepted. The Extension with modifications was unanimously approved.

8:15 p.m Dan Bartkus returned to the meeting.

8:15 p.m. The Commission discussed hardship vs. By-Laws concerning Frog Hollow Road.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Dan Bartkus
Chairman
(prepared by Susan Kalagher)