



# **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**

**May 7, 2020**

**DUE TO COVID19 TOWN HALL IS CLOSED TO THE PUBLIC, BUT FOR THOSE THAT ARE INTERESTED IN THE CONSERVATION COMMISSION MEETING, THE MEETING WILL BE HELD REMOTELY. YOU MAY JOIN THE ZOOM MEETING AT <https://us02web.zoom.us/j/7370885635>  
Meeting ID: 737 088 5635 or One tap mobile +19292056099,7370885635# US**

**To:** Selectmen  
Board of Health  
Building Commissioner  
Town Clerk

**Present:** Chairman Dan Bartkus, Vice Chair Gary Smith, Members: Tim Sheehan, Carrie Monty, Robert Gendron, Agent Matt Marro, and Secretary Susan Kalagher

**Absent:** none

**Guests:** Rebecca Trippier, James Trippier, Wes Flis, Jill Normandin, Peter Bay, Chris Mossman

### **Documents, Plans and other Exhibits**

18 Stone Hill Road  
22 Stone Hill Road

Dan Bartkus called the Zoom meeting to order at 7:00 p.m. The meeting was recorded by Matt Marro and Jill Normandin.

### **Minutes of April 9, 2020**

A discussion of the Minutes ensued. Robert Gendron did not agree that the minutes accurately reflected what was discussed at the meeting of April 9, 2020. Dan Bartkus explained that the Minutes accurately reflected an overall synopsis of the meeting. Rob Gendron made a motion to amend the Minutes to include reasons why engineered plans would not be required. Dan Bartkus explained that the wall the Commission approved at the last meeting was not on the shore of the water.

A vote was called for then tabled until after the hearings.

**2 NOIs**  
**18 Stone Hill Road & 22 Stone Hill Road**  
**Normandin**

**18 Stone Hill Road**

7:10 pm. The public hearing requested by The Normandin Group, LLC for the construction of a single family home at 18 Stone Hill Road was opened. Chris Mossman gave the overview of the project for the construction a proposed colonial style home served by town sewer and an on-site well. A rip rap construction entrance will be installed where the new driveway is proposed. Grading and a proposed swale in the rear of the property was discussed along with a culvert under the driveway. A 30 ft. wide buffer will be left undeveloped for the Mid State Trail.

**22 Stone Hill Road**

7:15 pm. The public hearing requested by the Normandin Group, LLC for the construction of a single family home at 22 Stone Hill Road was opened. Chris Mossman gave the overview of the project. The house will be served by Town Sewer and by an on-site-well. A rip rap construction entrance will be installed and hay bales will be used for protection from run-off. Robert Gendron asked about earth removal. Chris Mossman responded that there would not be a significant amount of earth removal because of cuts and fills. A vegetative buffer will remain along the Mid State Trail per the request of the Planning Board. There will be some tree cutting along the road, but a vast majority will remain wooded. James Trippier abuts 18 Stone Hill Road and discussed his concern with the disturbance of the wetland by excavation vehicles. Dan Bartkus explained that this would be outside of the buffer zone. Chris Mossman also discussed the possibility of adding a stump grind berm post construction and silt fence to be installed prior to construction. Mr. Trippier asked about the well and Chris Mossman doesn't anticipate ledge and the location meets the requirements. Jill Normandin is an abutter to 92-100 East Road by the same developer and maintains that the sites have not been stabilized and mud is going into the lake. She discussed the impact that this project could have and discussed the removal of trees, earth removal, stormwater, silt fence. After discussion Chris Mossman agreed to flag some of the trees and keep grading close to set-backs. Dan asked if any else had a question or comment. Commissioners would like a restriction on the cutting of trees in the conditions. Robert would like to see the conditions before he votes. After discussion, a motion was made to approve the Orders of Conditions for both 18 Stone Hill Road and 22 Stone Hill Road. The motion carried and the Orders of Conditions for 18 Stone Hill Road and 22 Stone Hill Road were approved with conditions. Chris Mossman will meet with Matt Marro and the developer to flag some trees that can be saved. The public hearings were closed at 7:48 pm.

**EXTENSION Partridge Pond – Aquatic Management Program #336-389**

Solitude Lake Management requested an Extension Permit for Partridge Pond on behalf of Keith Harding and the Partridge Pond Association. No significant changes to the aquatic management program have been proposed. The Commission unanimously approved the extension.

**Discussion: Solar Array Ellis Road, Old County Road, and State Road West #336-0880**

Wes Flis of Whitman & Bingham gave the overview of the solar array on behalf of EDF Renewables Distributed Solutions requesting minor modifications. The changes will include the relocation of National Grid and owner poles, the fencing around the arrays, changes in the access drive along the perimeter, and removal of a tree. Stabilization of the gravel road was discussed. Dan Bartkus stated that a vote could not be taken as this was not on the Agenda. Matt Marro will make a recommendation to the Planning Board and the request for an amendment will be submitted for the next Conservation meeting.

**10 Hy Road Tafuri**

Matt Marro observed that Mr. Tafuri had cut trees and was building a deck at 10 Hy Road. He was asked to file and had submitted a Request for Determination of Applicability earlier in the day.

**Minutes of April 9, 2020**

The discussion of the Minutes that had been tabled at the beginning of this meeting was re-addressed. Chairman Dan Bartkus suggested that it may be considered a conflict of interest to vote on minutes that a Commissioner had abstained from.

Gary Smith made a motion to accept the Minutes as written. After discussion, Dan Bartkus asked if there was a second to accept the Minutes – there was not.

Dan Bartkus asked if there was a second to accept the motion put forth by Robert Gendron to amend the Minutes - there was not.

Matt Marro will request guidance from Mark Hawk or Town Counsel on the conflict of interest concern and revisit the Minutes at the next meeting.

Robert also requested an e-mail chain that he would like to be on record.

The meeting adjourned at 8:21 pm.

Respectfully submitted,

Dan Bartkus  
Chairman  
(prepared by Susan Kalagher)