



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 October 26, 2017

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

Present: Chairman Dan Bartkus, Vice Chairman Gary Smith, Members: Robert Gendron, Tim Sheehan, Secretary Susan Kalagher, and Agent Bob Maki

Absent: Carrie Monty

Guests: Steve Wallace, Dan & Paulette Alisaukas, Steve Poggi, Peter Richer, Tom Murray, Fred Confalone, David Favreau, Rich Tabaczynski, Brian Campanale, Julian Jotruba,

Documents, Plans and other Exhibits

1. Plan – 33 Laurie Lane
2. Plan – 10 Field Road, Bakers Grove
3. Plan – 28 Livermore Hill Road – TJA Solar

Dan Bartkus opened the meeting at 7:00 p.m. The meeting was not being recorded.

Town Planner – Zoning Amendments

Steve Wallace discussed the zoning amendments that he plans to bring to the November Town Meeting. Five Zoning amendments are proposed along with a 1 year temporary moratorium on the sale and distribution of recreational marijuana.

NOI Continued from October 5, 2017 Lot 19 Bean Porridge Hill Road Martin

7:15 p.m. The continuation of the public hearing for the Notice of Intent requested by Gordon Martin for the construction of a new single family home on Lt 19 Bean Porridge Hill Road was opened. Mr. Martin or his representatives were not present and the meeting was continued to November 16, 2017.

**NOI Continued from October 5, 2017
66 Ashburnham State Road
Martin / BRNE**

7:18 p.m. The continuation of the public hearing requested by Gordon Martin for the construction of a new single family home at 66 Ashburnham State Road was opened. Mr. Martin or his representatives were not present and the meeting was continued to November 16, 2017.

**NOI
33 Laurie Lane
Egan**

7:20 p.m. The public hearing requested by Robert Egan for the installation of rip rap along the shore of Wyman's Pond was opened. Mr. Egan described the project and provided proof of notification of abutters. Bob Maki has made a site visit and discussed erosion control. After review, the plan was unanimously approved with conditions. The public hearing was closed at 7:30 p.m.

**RFD
10 Field Road Bakers Grove
S. Wheeler**

7:30 p.m. The public meeting requested by Sue Wheeler for the replacement of a failed septic system was opened. David Favreau represented Ms. Wheeler and gave an overview of the project including the removal of the tank 80 feet from the water's edge. Straw wattles will be used for erosion control. After review, the plan was unanimously approved upon recommendation by Bob Maki. The public meeting was closed at 7:35 p.m.

**NOI
28 Livermore Hill Road
TJA Solar / Alves**

7:35 p.m. The public meeting requested by Alan Alves of TJA Solar for the construction of a ground-mounted solar array, gravel driveway, storm water facilities, electric equipment pads and underground utility lines. Rich Tabaczynski of Atlantic Design Engineers provided proof of notification of abutters and gave the introduction to the project as well as providing a revised plan. The site consists of 24 acres on the south side of Livermore Hill Road. The development of 15.6 acres is proposed with 13 acres being fenced in. Storm water measures were discussed. Best Management Practices will be followed. The retention pond and swales will be constructed first and storm water measures and erosion control will be in place and fully functional before moving to the next phase. A culvert will be installed under Route 2A to keep run-off from crossing the street. Bob Maki checked the storm water calculation and found them satisfactory. Paulette Alisaukas asked for clarification of the location. After discussion, the plan was unanimously approved with conditions. The public meeting was closed at 7:55 p.m.

NOI
Lot 1 North Common Road
Campanale

7:55 p.m. The public hearing requested by Brian Campanale for the construction of a single family home, driveway, utilities, on-site septic, and related grading was opened. Mr. Campanale did not provide a new plan and the meeting was continued to November 16, 2017

The following were approved:

- **Minor Modification:** (per recommendation of Bob Maki)
Lot 22 Bean Porridge Hill Road - #336-0837– a change of name of the applicant and plan.
- **Certificate of Compliance:**
Lot 1 North Common Road - #336-0719 / Wheeler
- **Extension:**
102 South Ashburnham Road / #336-0689 / Francis / Hydro Electric project

Revisions:

Wes Flis asked for a revision of the RFDs for the 4 solar arrays approved October 5, 2017. The revision omits numbering each array. The following were approved:

1. Park Street Solar
2. WES-MA Farms
3. Westminster Village Solar
4. MA Solar Development

Minutes, Mail & Voucher

The Minutes of October 5, 2017 were approved and signed.
Mail was read & distributed.

Bob Maki announced that he will be retiring in January. The Commissioners all expressed their appreciation for his dedication and hard work.

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

Respectfully submitted,

Dan Bartkus
Chairman
(prepared by Susan Kalagher)