



# **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 August 30, 2018**

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

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

**Absent:** Gary Smith

**Guests:** Chris Mossman, Brian Marchetti, Susan McArthur, Jen Roberts, Angela Saunders, Jason Ringler, Robert Mazyck, John Typadis, Demetri Typadis,

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

1. Plan – 15 Laurie Lane
2. Plan – Route 2/2A/140 Mass DOT
3. Plan – Sargent Road Solar
4. Plan – Off North Common Road / Westminster Business Park
5. Revised Plan – 17 Lake Drive West
6. Revised Plan - 23 Overlook Road

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

### **Mail, Minutes, Voucher**

Mail was read and distributed

The Minutes of August 9, 2018 were approved

A voucher for the annual dues for MACC and Nashua River Watershed was approved and signed.

### **17 Lake Drive East and 23 Overlook Road – Revised Plans**

Chris Mossman discussed changes to previously approved plan for 17 Lake Drive East with a revised plan showing a new driveway location outside of the buffer zone. He also discussed the previously approved plan for 23 Overlook Road – also known as Charles Way (a proposed private way serving 2 houses) showing a new driveway location with no changes near the buffer zone. After review, the Conservation Commission approved both revised plans.

**Hager Park**

Chris Mossman is working with an Eagle Scout who would like to create a path in Hager Park. The Commission voted to allow the Eagle Scout to create the path.

**NOI Continued from June 28, 2018**

**15 Laurie Lane**

**Roberts**

7:10 p.m. The public hearing for 15 Laurie Lane continued from June 28 and August 9, 2018 was opened. Jen Roberts was present. Matt Marro notified the abutters. Run-off from the road is currently causing erosion of the yard and beach area at Wyman's Pond. A drainage swale would alleviate this problem. She also wants to do some work on the beach. Matt Marro recommended the Commission approve the project and the applicant was instructed to check with him after the area was seeded and stabilized. The plan was unanimously approved upon motion by Tim Sheehan and Robert Gendron. The public hearing was closed at 7:25 p.m.

**NOI**

**Route 2 Ramps & Intersection of 140 and 2A Improvements**

**Mass DOT**

7:25 p.m. The public hearing requested by Susan McArthur of Mass DOT for the reconstruction of the signalized intersection of Route 140/2A and the Route 2A/2 ramps in Westminster was opened. Angela Saunders of McMahon Transportation Engineers & Planners gave the overview of the project. The Commission reviewed the plan for storm water management, work slope, and planting. The project most likely will not commence until spring. The plan was unanimously approved upon motion by Tim Sheehan and Robert Gendron and the public hearing was closed at 7:35 p.m.

**RFD**

**Sargent Road Solar Project**

**Oak Square Partners, LLC**

7:35 p.m. The public meeting requested by Oak Square Partners, LLC for a solar system array consisting of 3,780 panels located on Sargent Road was opened. A check made payable to the Gardner News was returned to them due to the change of the billing process for the Gardner News. Demetri Typadis and John Typadis of Oak Square Partners were present. Jason Ringler of ESS Group discussed the plan. Matt Marro discussed the conceptual plan and asked if they would consider moving the access. After review, Matt Marro recommended that the RFD be continued to determine the findings of the planning board reviewing engineer. The Commission requested that the isolated wetland be included on the plan. The proximity of the detention basin was discussed. 7:45 p.m. The Request was continued to September 20, 2018.

**NOI**

**Off North Common Road**

**Westminster Business Park**

7:45 p.m. The public hearing requested by Westminster Business Park, LLC for the construction of a single family house with well and septic located off of North Common Road was opened. Brian Marchetti of McCarty Engineering represented the applicant. The project includes two lots, only one of which falls within the 100 ft. buffer. Perk testing was completed last week. Abutters had questions about the 100 ft. buffer perimeter. Dan Bartkus informed those present that this was a Conservation forum and issues associated with the Board of Health must be addressed at Board of Health meetings. There was some confusion with the abutters concerning

the 100 ft. perimeter and the 100 ft. wetland buffer that the Commission tried to clarify. The abutters also discussed the Mid State Trail, and the displacement of wildlife and flora. The silt fence and limits of grading were discussed. This is a subdivision road and a maintenance plan will be part of the responsibility of the homeowner association. The Commission also discussed the uplands and the 25 ft. no disturb zone. The plan was unanimously approved upon motion by Tim Sheehan and second by Carrie Monty. The public hearing was closed at 8:20

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Dan Bartkus  
Chairman  
(prepared by Susan Kalagher)