



# **Town of Westminster**

11 SOUTH STREET  
MASSACHUSETTS 01473

FROM THE OFFICE OF THE  
**CONSERVATION COMMISSION**

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

## **MINUTES MEETING**

**March 24, 2016**

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

**Present:** Chairman Dan Bartkus, Vice Chair Gary Smith, Members: Tim Sheehan, and Secretary Susan Kalagher

**Absent:** Robert Gendron, John Regan, Carrie Monty, Bob Maki

**Guests:** Arnold McKenney, Mary McKenney, Loretta Coyle Godfrey, Walter Godfrey, Chris MacKenzie, Miguel Linera, Frank Bicchieri, Janet Nikitas, Kate Conway Bjorkman, Joseph Busch

### **Documents & Plans and other Exhibits**

1. Plan – 237 Worcester Road drainage analysis
2. Plan – Lot 2 North Common Road
3. Plan – Lot 22 Bean Porridge Hill Road
4. Plan – Lot 23 Bean Porridge Hill Road
5. Plan – 144 Overlook Road

7:00 p.m. Dan Bartkus called the meeting to order. The meeting was not recorded.

### **Minutes & Mail:**

The following minutes were unanimously approved:

1. Minutes, February 4, 2016
2. Minutes, March 3, 2016

Mail was read and distributed.

**NOI**  
**237 Worcester Road**  
**Solect Energy Development / Wachusett Mountain Associates**

7:10 p.m. The public hearing requested by Solect Energy Development for the construction of ground mounted solar arrays with associated site work was opened. Frank Bicchieri, Engineer for Bertin Engineering and Miguel Linera of Solect Energy Development gave the overview of the proposed project on land owned by Wachusett Mountain Associates. Several neighbors were in attendance to learn more about the project. Proof of notification of abutters was submitted. The entire site is approximately 193 acres with approximately 5 acres proposed for the solar arrays. The 5 acres in question is located in an old gravel pit and cannot be seen from the road. Abutters asked to be oriented to the exact location on the plan with regards to their homes. Wetland flagging was discussed. The applicants are also proposing a gravel access way along the existing dirt cart path from Worcester Road and underground electric to connect via a cross-country conduit emerging along the existing cart path. Low growth seed mix will be planted within the fenced area. The Fire Department has requested a turn-around area be added to the plan. An abutter asked if they were aware of an eagle nest somewhere in the vicinity and another asked about noise factors. Mr. Linera explained that the inverters make very little noise and would produce about 67 decibels. The life span of the solar arrays is projected to be 15-25 years, and the current contract is for 20 years. A decommissioning plan has been established through the Planning Board. An abutter asked how this would affect wildlife in the area. Mr. Bicchiere explained that the area in question was a gravel pit and is not vegetated and not a natural habitat. The fence surrounding the arrays can be raised about 6 inches to allow for turtles, rodents, raccoons and small animals to pass through. After review, it was unanimously voted to approve the plan with conditions, upon a motion made by Gary Smith. 7:40 p.m. The public hearing was closed.

**NOI**  
**Lot 2 North Common Road**  
**Blood**

7:40 p.m. The public hearing requested by Joanne Blood for the construction of a single family house with related site work on Lot 2 North Common Road was opened. Chris MacKenzie submitted a revised plan, proof of notification of abutters, and gave the overview of the plan. The work includes the construction of a new house, garage, septic tank, driveway, and related site grading within the wetland buffer zone. No work is proposed within the 25 foot no alteration area. There is no well on the property. After review, and motion by Gary Smith, the plan was unanimously approved with conditions. The public hearing was closed at 7:45 p.m.

**NOI**  
**Lot 22 Bean Porridge Hill Road**  
**Dellogono / J.P. Dell**

Before the public hearing was opened, Dan Bartkus asked about the exact location of the project and it was determined that he would not be required to recuse himself as an abutter or because of close proximity to the lots in question.

7:45 p.m. The public hearing requested by Lance Dellogono and J.P. Dell, LLC for the construction a new soil absorption system where a portion of the grading is located within the 100 foot buffer zone was opened. Chris MacKenzie submitted proof of notification of abutters

and gave the overview of the plan. After review, Gary Smith made a motion, seconded by Tim Sheehan to approve the plan with conditions. It was unanimously approved. The public hearing was closed at 7:50 p.m.

**NOI**  
**Lot 23 Bean Porridge Hill Road**  
**Dellogono / J.P. Dell**

7:50 p.m. The public hearing requested by Lance Dellogono and J.P. Dell, LLC for the construction of a single family home with a portion of the grading for the lot is within the 100 foot buffer zone was opened. Chris MacKenzie submitted proof of notification of abutters and gave the overview of the project. The Commission reviewed the plan and upon motion by Gary Smith, and second by Tim Sheehan, it was unanimously approved with conditions. The public hearing was closed at 7:55 p.m.

**NOI**  
**Lot 144 Overlook Road**  
**Busch**

7:55 p.m. The public hearing requested by Joseph Busch for the construction of a single family home at 144 Overlook Road was opened and continued. Mr. Busch did not bring proof of notification of abutters. The public hearing was continued to April 14, 2016.

**Certificate of Compliance**

The following Certificates of Compliance was unanimously approved:

- 144 Overlook Road / #336-0584 / Joseph Busch / (the order had lapsed and was no longer valid) was hand delivered to Joseph Busch at the meeting
- 499 Mountain Road / #336-176 / Three Oaks Environmental LLC / Wachusett Mountain Associates / The Order of Conditions was issued 6/13/1995

**Discussion**

The Commission discussed solar arrays with Mr. Busch.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Dan Bartkus  
Chairman  
(prepared by Susan Kalagher)