



# **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 17, 2018**

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

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

**Absent:** Tim Sheehan

**Guests:** Pete Normandin, Nate Wallace, Emily Grigos, Isaiah Grigos, Christine Bielak, Stanley Bielak, Joe & Brenda Biggs, Matthew Costa, Permandin, Laura Thomas, Jill Normandin

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

1. Plan – 15 Minott Road
2. Plan – 226 Worcester Road
3. Plan – 0 Potato Hill Road - Syncarpha Solar
4. Open Space deed – Newton Road Subdivision

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

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

The Minutes of April 26, 2018 were approved.  
Mail was read and distributed.

### **NOI 15 Minott Road - Lot 5 JEKN, LLC**

7:10 p.m. The public hearing requested by JEKN, LLC for the construction of a single-family house including the installation of a driveway and well at 15 Minott Road was opened. Pete Normandin gave the overview of the project and submitted proof of notification of abutters. This project has been approved by the Board of Health and is outside the 25 ft. no touch zone. Upon motion by Gary Smith and second by Carrie Monty, the plan was unanimously approved with conditions. The public hearing was closed at 7:15 p.m.

**NOI**  
**226 Worcester Road – Lot B**  
**LeBlanc Construction**

7:15 p.m. The public hearing requested by LeBlanc Construction for the construction of a new driveway to serve an existing duplex located at 226 Worcester Road – Lot B was opened. Dan Peragallo gave the overview of the project and submitted proof of notification of abutters. The Building Commissioner has made a determination that Lot B is not in compliance with zoning because it does not have a driveway that passes through its frontage on Worcester Road. The plan shows the proposed driveway straddling the lot line. Mr. Peragallo explained that this was at the request of the Building Commissioner. Dan Bartkus asked when the lot was created and Mr. Peragallo did not know. After much discussion it was determined that because the house is existing the lot lines must have been changed. The proposed driveway is well within the 25 ft. buffer. The existing house and the driveway that currently serves the house were not shown on the plan. At 7:35 p.m. after discussion, the plan was continued to June 7, 2018 at 7:10.

**RFD**  
**0 Potato Hill Road & Bean Porridge Hill Road**  
**Syncarpha Solar, LLC**

*Dan Bartkus announced that he would abstain from the vote as an abutter and asked Gary Smith to take over the meeting.*

7:35 The public meeting requested by Syncarpha Solar, LLC for the development of a photovoltaic solar facility on a 113 acre parcel of land owned by J.P. Dell, LLC at the corner of Potato Hill Road and Bean Porridge Hill Road was opened. Matthew Costa of Beals Associates and Keith Akers of Syncarpha Solar gave the overview of the plan. The project is expected to have a lifespan of approximately twenty years plus three 5-year optional extensions. Site impact and the location of solar panel installation were discussed. A bobcat or similar equipment will be used for the installation. Panels will be secured by helical augured posts. A berm will slow down runoff and a mix of low growing vegetation will help maintain soil cover. Jill Normandin had several questions which were answered by Mr. Costa and Mr. Akers. Upon motion by Carrie Monty and second by Robert Gendron, the plan passed with conditions. The public meeting was closed at 7:55 p.m.

Discussion:

**226 Worcester Road – Lot B**

It is the Commissions' feeling that the lot lines have been changed making lot B a non-conforming lot and would like to see a more complete plan of the property.

**228 Worcester Road**

At the previous Conservation meeting of April 26, 2018, it was determined that Mr. LeBlanc had removed trees from this property and that 14 white pine trees and 4 blueberry bushes would be planted as remediation. The placement of the white pine trees was discussed.

**Hager Park**

It has been brought to the attention of the Commission that a small body of water on land abutting Hager Park has been manipulated. The Conservation Agent will investigate.

**Newton Road Subdivision – Open Space Plan**

The Commission unanimously voted to accept the open space plan and the deed was signed.

**Certificate of Compliance**

The following Certificate of Compliance was discussed.

1. 42 Gatehouse Road / Macchia / #336-0853 was not approved. It was not clear if the Order of Conditions had been recorded.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Dan Bartkus  
Chairman  
(prepared by Susan Kalagher)