



# **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**

**May 26, 2016**

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

**Present:** Chairman Dan Bartkus, Vice Chairman Gary Smith, Members John Regan, Carrie Monty, Agent Bob Maki and Secretary Susan Kalagher

**Absent:** Robert Gendron, Tim Sheehan

**Guests:** MaryAnn DiPinto, Chris MacKenzie, Ross Barber, John Proterra

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

1. Plan – 499 Mountain Road
2. Plan – 345 South Ashburnham Road
3. Plan – Lot 19 Bean Porridge Hill Road
4. Plan – Lot 20 Bean Porridge Hill Road
5. Plan – 47 East Gardner Road

7:05 p.m. Dan Bartkus called the meeting to order. The meeting was not recorded.

### **Certificate of Compliance**

141 Bartherick Road / #336-0399 / Lehtola – mail to Kline & Sanders  
was approved upon recommendation by Bob Maki.

### **Minutes & Mail:**

The following minutes were unanimously approved:

- Minutes, May 5, 2016

Mail was read and distributed.

**NOI**  
**Wachusett Mountain Associates**  
**499 Mountain Road**

7:10 p.m. The public hearing requested by Wachusett Mountain Associates for routine yearly maintenance, ski slope mowing, lawn & slope reseeding, water bar repair, utility repairs, snowmaking pipe repairs,, erosion repair and pond maintenance at Wachusett Mountain was opened. MaryAnn DiPinto of Three Oaks Environmental gave the overview of the project. Proof of notification of abutters was received prior to the meeting. After review, the project was unanimously approved upon motion by Gary Smith. The public hearing was closed at 7:15 p.m.

**RFD**  
**345 South Ashburnham Road**  
**Redkey**

7:15 p.m. The public meeting to consider the Request for Determination of Applicability requested by Chris Redkey for the installation of a home solar system and solar array at 345 South Ashburnham Road was opened. Chuck Caron of Caron Environmental gave the overview of the project. The project was unanimously approved upon motion by Gary Smith. The public meeting was closed at 7:20 p.m.

**NOIs**  
**Lot 19 Bean Porridge Hill Road**  
**Lot 20 Bean Porridge Hill Road**  
**Delogono**

7:20 p.m. Dan Bartkus recused himself from the hearing as a possible abutter. The public hearings requested by Lance Dellogono and JP Dell, LLC for Lot 19 and Lot 20 Bean Porridge Hill Road were opened. Chris MacKenzie of Whitman & Bingham represented the applicant, submitted proof of notification of abutters and gave the overview of the projects. **Lot 19** will involve the construction of a single family home, well, a portion of the driveway and related site grading within the 100 foot wetland buffer zone. **Lot 20** will involve the construction of a new home, driveway, water service line and related site grading within the 100 foot wetland buffer zone. There will be no work within the 25 foot no disturb zone on either lot. Bob Maki asked about the 36" culvert and discussed concerns with increasing the peak flows. He proposed that dry wells be added for both lots because of the heavy volume of construction on Bean Porridge Hill Road. Mr. Maki also suggested that the silt fence or hay bales be extended along the property line between Lot 20 and Lot 21. Slopes will be stabilized with vegetation. Chris MacKenzie discussed his concern that the dry wells would fill up with water and would prefer a drainage trench to address roof drainage. Mr. Maki found that satisfactory. A motion was made by Gary Smith and second by Carrie Monty to approve with conditions. The plan was unanimously approved. The public hearing was closed at 7:30 p.m.

**RFD**  
**47 East Gardner Road**  
**Proterra**

7:30 p.m. The public meeting requested by John Proterra for the installation of a 4 inch PVC pipe from the driveway and to tie in the roof downspouts was opened. Mr. Proterra discussed his project and the Commission unanimously voted to approve it. The public meeting was closed at 7:35 p.m.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Dan Bartkus  
Chairman  
(prepared by Susan Kalagher)