



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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Marie N. Auger, vice chairman

Dan Bartkus

Lawrence Skamarycz

Gregg Buckman

Mike Smith

Planning Board Meeting Minutes

May 25, 2021

Remote Participation ZOOM Meeting

Members present: Marie Auger, Mike Smith and Greg Buckman
Town Planner, Stephen Wallace.

Staff: Andrea Mastrototaro, Recording Secretary

Absent: Larry Skamarycz and Dan Bartkus

Additional Attendees:, John Moller, Christopher King, John Hennessey, Michael Petrin and Daniel Dumais.

The Town Planner read the Governor's open meeting order.

M. Auger called the meeting to order at 7:02 PM.

Administrative Matters

First order of business, Approve meeting minutes from April 27, 2021. Tabled

Next order of business, Reorganization of Planning Board officers. Tabled

Next order of business, Re-sign Mylar for previously endorsed Approval Not Required (ANR) plan for the Normandin Group LLC, one new house lot at 32 Lanes Road.

G. Buckman made a motion to have M. Auger re-sign the new mylar on behalf of the Board. M. Smith seconded, Roll Call Vote, all in favor, motion carried (3-0).

Public Hearing

Next order of business, Major Modification of a Previously Approved Site Plan approval to allow TES Overlook Road LLC to add battery storage at the solar power project located at Overlook Road (Tax Map 69, Lot 16).

The Town Planner stated the Fire Chief was satisfied with the applicant's responses and Tetra-Tech feels the bond should be increased.

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M. Auger asked how much the bond was increased. The Town Planner stated the revised amount is \$203,745.68.

G. Buckman made a motion to approve the modification. M. Smith seconded, Roll Call Vote, all in favor, motion carried (3-0).

Next order of business, Site Plan approval for Equity Industrial Westminster LLC to build a warehouse on Simplex Drive (Tax Map 80, Lot 1.1).

M. Petrin of VHB discussed some of the responses as follows:

- Landscaping - plantings along entry drive, rain garden and additional plantings.
- Directional and monument signs requested as a condition.
- Light poles 25 feet in height.
- Locus plan waiver request.
- Zoning districts have been added.
- Landscape impact is minimal.
- Environmental impact.
- Contractor to provide a Stormwater Pollution Prevention Plan.
- Test pit data will be submitted.
- The Erosion and Sediment Control Plan has been updated.
- Owner & Maintenance Plan will be the responsibility of the owner as there is no current tenant.
- Drawdown calculations provided.
- Monitoring wells provided.
- Infiltration basin floor has been revised and access clarified.
- Rain garden has been added.

The Town Planner will have Tetra-Tech reach out to M. Petrin directly for discussion on some of the comments that need clarification.

M. Petrin reviewed the comments from the Planning Department and VHB's responses (responses attached).

D. Dumais of MDM responded to the traffic comments as follows:

- Simplex Drive is a private roadway.
- No public transportation, there will be on-site amenities.
- Sidewalks will not be connected at this time.
- Sight lines have been designed to meet stopping sight distance.
- The Town needs to apply for a truck exclusion through MassDOT.
- Signage on Route 140 will be updated as needed.

D. Dumais of MDM responses attached.

G. Buckman made a motion to continue the hearing to June 22, 2021. M. Smith seconded, Roll Call Vote, all in favor, motion carried (3-0)

Documents reviewed at this meeting:

- Revised Site Plan for warehouse (June)
- Tetra-Tech review of site plan
- Traffic Study

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- Tetra-Tech review of traffic study
- Stormwater Report
- Planning Department review memo
- ire Department comments
- Applicant's response to Town and Tetra-Tech comments on site plan and stormwater management.
- Applicant's response to Town and Tetra-Tech comments on traffic study.

Adjourned: 8:00 pm

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