



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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Jon Wyman, chairman

Marie N. Auger, vice chairman

Jill Normandin

Andrew Rice

Linda Wiest

Planning Board – Meeting Minutes – October 10, 2017

Meeting Room 222

Members present: M. Auger, Jill Normandin, Andrew Rice, Linda Wiest and Town Planner Stephen Wallace.

Staff: Andrea Mastrototo, Recording Secretary

Additional Attendees: Jamie Rheault, Joan & David Dafort, Deanna & Brianna Velasquez, Linda & Kelly Barrows, Mike Landry, Paul & Eileen Aldrich and Kimberly & Andrew Bubnowicz.

M. Auger, Chairman called the meeting to order at 7:01PM and informed those present the meeting was being recorded.

First order of business L. Wiest made a motion to accept the minutes for September 12 & 26, 2017 J. Normandin seconded, All in favor, motion carried (4 - 0)

Next order of business, approving and signing of the Mylar for Ellis Road Development Trust/Four Seasons Development Trust. The Town Planner notes the order of conditions that was granted previously will not change. J. Rheault explains to the Board the reason he is coming back to the Board with the lot splits. The SMART program requires separate lots for each solar array. J. Rheault shows the plan that represents 6 lots, 5 lots for the solar and 1 lot to be deeded to Unitil. The lot deeded to Unitil will grant access to the solar arrays through an easement. J. Rheault also notes the 18 acre parcel on the plan will be turned over to the Town of Westminister for recreational land. J. Normandin asked about the previous plan for the land. The Town Planner states there was to be a 101 house lot subdivision but that subdivision was rescinded. A. Rice made a motion to endorse the ANR as presented L. Wiest seconded, All in favor, motion carried (4-0).

Next on the agenda Public Hearing site plan review for Ellis Road, LLC Tax Map 103, Lot 3.

M. Auger read the hearing notice into the minutes. The Town Planner informs the Board this is a reissuance from the same plan approval that was granted in June 2017. Tetra-Tech has reviewed the project. Access for the projects will be off of 2A and the easement on the Unitil property. A. Rice asked if the easement was a done deal. J. Rheault stated yes. J. Normandin asked if this was the largest project in Town. J. Rheault stated it will be 6MW.

Public Comment:

A resident questioned the amount of acreage to be clear cut. J. Rheault informed him there would be 29 acres cut and 98 acres remain treed.

J. Rheault stated they have already received the interconnection approval from National Grid.

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The Town Planner reads the Order of Conditions:

8.1. Other approvals or permits required by the Zoning Bylaw, other governmental boards, agencies or bodies having jurisdiction, shall not be assumed or implied by this Decision.

8.2. The Site Plan Approval applies only to the site which is the subject of this Application. All construction to be conducted on the site shall be conducted in accordance with the terms of this Approval and shall be limited to the improvements shown on the Plan.

8.3. The Board hereby reserves its powers to modify or amend the terms and conditions of this Approval upon its own motion with consent from the owner or the applicant, or on the Application of the owner or applicant. The Board further reserves its powers to amend this Approval without a new public hearing provided that the Board finds that such amendment is not significant to the public interest and that such amendment is not inconsistent with the purpose and intent of the Zoning Bylaw or with the terms of this Approval.

8.4. This Approval shall lapse on October 10, 2019 if a substantial use thereof has not sooner commenced for good cause. Any request for an extension of the time limitation set forth herein shall be made in writing to the Board at least 30 days prior to October 10, 2019 and the Board reserves its rights and powers to grant or deny such request without a public hearing.

8.5. The Applicant will post a surety bond with the Town in the amount of \$_____ for the purpose of decommissioning the project at the end of its useful life. The surety bond shall be submitted to the Town prior to the Planning Department's sign-off on the Building Permit for this project.

8.6. The Applicant shall not schedule construction deliveries during school drop-off (7:00 AM to 9:00 AM) and pick-up hours (2:00 PM to 4:00 PM).

8.7. Access to the project site from Old County Road will be limited to the Town's emergency vehicles only and not be used during the project's construction phase.

8.8. The site plan shall clearly indicate that all solar panels to be installed will be of the non-reflective variety.

8.9. The hours of operation during the construction phase shall be from 7:00 AM to 5:00 PM Monday through Friday.

8.10. The Applicant shall provide information on whom to contact during the construction phase, should any problems arise.

A. Rice made motion to close the hearing and approve with the conditions J. Normandin seconded, All in favor, motion carried (4-0).

Next on the agenda Public Hearing site plan review for Parker Street Solar, LLC Tax Map 103, Lot 3.M. Auger read the hearing notice into the minutes. No comments from the board or the residents. L. Wiest made a motion to close the public hearing A. Rice seconded, All in favor, motion carried (4-0). J.

Normandin made a motion to approve with the conditions L. Wiest seconded, All in favor, motion carried (4-0).

Next on the agenda Public Hearing site plan review for WES-MA Farms, LLC Tax Map 103, Lot 1.M. Auger read the hearing notice into the minutes. J. Rheault stated this is the bigger parcel of the five. M. Auger asked if the developer is the same for all parcels. J. Rheault stated it is the same developer but different owners of each solar array. J. Normandin questioned the buffer to the abutter. J. Rheault stated the buffer is vegetated. No further comments.

L. Wiest made a motion to close the public hearing A. Rice seconded, All in favor, motion carried (4-0).

L. Wiest made a motion to approve with the conditions A. Rice seconded, All in favor, motion carried (4-0).

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Next on the agenda Public Hearing site plan review for Westminster Village Solar, LLC Tax Map 103, Lot 1.M. Auger read the hearing notice into the minutes. No comments. A. Rice made a motion to close the public hearing L. Wiest seconded, All in favor, motion carried (4-0).A. Rice made a motion to approve with the conditions J. Normandin seconded, All in favor, motion carried (4-0).

Next on the agenda Public Hearing site plan review for MA Solar Development, LLC Tax Map 107, Lot 14.M. Auger read the hearing notice into the minutes. No comments. L. Wiest made a motion to close the public hearing A. Rice seconded, All in favor, motion carried (4-0). L. Wiest made a motion to approve with the conditions A. Rice seconded, All in favor, motion carried (4-0).

The Town Planner stated he will write five separate decisions and have M. Auger sign the decisions in the presence of the Town Clerk. J. Rheault notes this is time sensitive.

Next on the agenda the Preliminary Cluster Subdivision for Westminster Business Park, LLC. M. Auger read the hearing notice into the minutes. The Town Planner informs the Board the western portion of the Business Park is and has been zoned residential. This is a 2 phase approval, the first is the preliminary approval the next will be the definitive plan.

The Town Planner presented the Board with review comments and the applicants responses.

Brian Marchetti of McCarty Engineering presented the plan for the subdivision. B. Marchetti explained the cluster development was the way the applicant choose to go because the conventional subdivision was too evasive. The acreage is 52.6 and the open space is 31 acres. The total number of lots in the subdivision will be 26. Roadway A is the entrance to the first 4 lots which will consist of a cult-de-sac. The road will be 484 linear feet. The lots will have private water and sewer. The Stormwater management will be controlled by conventional drainage and they will consider LID (low-impact development) for stormwater control which keeps all water on site.

The second road will be 1482 feet with 22 house lots. The road will be gated at the end with a lockbox for the Fire Department. The DPW will be contacted to obtain the appropriate permits for the connections to public water.

M. Aguer states the preliminary approval is not required, the applicant is doing it more as a courtesy.

J. Normandin questions the subdivision relocation of the Mid-State Trail. B. Marchetti stated the relocation of the trail is allowed within reason. The Town Planner notes that not all of the trail is protected. M. Auger suggests the trail stay in the open space which would not require an easement. Members of the Board voice concern about the small map and would like to see the entire parcel and neighboring properties at the next presentation.

L. Wiest asked if the exit of the subdivision will be onto North Common Street. B. Marchetti noted a transportation study will be done for the definitive plan. J. Normandin questioned the amount of wetlands and the buffer. B. Marchetti did not have the number but will get it.

J. Normandin asked why they are not doing the conventional subdivision with the 15-16 lots. B. Marchetti stated the cluster subdivision is what the landowner chose.

J. Normandin asked what waiver(s) are being sought. B. Marchetti stated the waiver that is asked for is for the road that is longer than 500, not a cult-de-sac but will be gated.

J. Normandin asked who will be picking up the cost of the extension of the water main.

B. Marchetti states it will be the applicant.

A resident questioned the limit to the number of lots a cluster could have. M. Auger explains it is a formula. The Town Planner read the cluster bylaw that explains the percentage. A resident asked if the existing houses would have to connect to Town water. B. Marchetti stated no. The Town Planner stated there would be no requirement to connect and no betterment fee to the existing residents.

Another resident voiced concern with the placement of the playground and would like to see it relocated.

A. Rice made a motion to continue the public hearing J. Normandin seconded, All in favor, motion carried (4-0).

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Public Hearing to be continued to October 24, 2017

The last two items on the agenda Inspection report for Woods of Westminster and The Town Planner's report for September.

Meeting adjourned at 8:50 PM.

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