



Town of Westminster

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

October 24, 2017

MINUTES

Planning Board

Meeting Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Steve Ballard, Lesley Wilson, Steve Bouley, Rich Tabaczycki, Paul & Eileen Aldrich, David & Jane Ferrazza, Emily Scerbo, Gene LeBlanc, Jeffrey Brem, Patrick McCarty and Brian Marchetti.

J. Wyman, 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 October 10, 2017 J. Normandin seconded, All in favor, motion carried (4 - 0)

Next order of business: approving and signing ANR for Worcester Road Realty Trust, 5 lots on Worcester Road. J. Wyman noted all 5 lots have frontage and access. J. Normandin asked why there are no wetland buffers delineated on the plan. G. LeBlanc was not sure why the surveyor did not add them. The Town Planner asked G. LeBlanc if he would be willing to bring the plan back and have the buffer added. G. LeBlanc stated he will. Item tabled until November 14, 2017.

Next order of business: approving and signing ANR for Worcester Road Realty Trust, 3 lots on Worcester Road. The Board reviewed and discussed. M. Auger made a motion to endorse as presented, L. Wiest seconded, All in favor, motion carried (4-0).

Next order of business: approving and signing ANR for Paul & Eileen Aldrich, 3 lots on Adams Street. S. Ballard of Whitman & Bingham represented the owners. S. Ballard discussed the project and informed the Board that the barn will be raised. J. Normandin asked if the barn was historic. S. Ballard stated no and also noted all the lots conform to zoning.

J. Wyman allows comments from the public. J. Ferrazza, resident voiced her concerns with these lots/ a subdivision being detrimental to Adams Street. The Town Planner stated Adams Road is a Town road. J. Normandin explained the lots are dividable.

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J. Wyman notes the ANR meets the 3 part requirements for endorsing. M. Auger made a motion to endorse as presented, L. Wiest seconded, motion carried (3-1)

Next on the agenda: public hearing for zoning amendments for consideration at the November Special Town Meeting. The Town Planner suggests continuing the hearing until November 7, 2017. M. Auger made a motion to continue the hearing, J. Normandin seconded, All in favor, motion carried (4-0).

Next public hearing on the agenda: Site plan review for TJA Solar, solar array on Livermore Hill Road. R. Tabaczycki presented the project to the Board. J. Normandin asked if the stormwater basins are in the buffer zone. R. Tabaczycki stated yes. R. Tabaczycki explains the scope of the project is 24 acres. there are 6 acres that are wetlands, 18 acres remain and of that approximately 15 acres will be disturbed for the project, 13 acres will contain the fenced in array and the remaining approximately 2.7 acres are for stormwater and clearing and grading activity. The Town Planner asks R. Tabaczycki if the array is still planned for 12,000 panels and 5.4 mW. R. Tabaczycki states it has been slightly adjusted to 13,000 panels but the power will remain at 5.4 mW. R. Tabaczycki explains there will be a 15 foot wide access road which will be paved at the beginning. The road will be used for construction and then mainly maintenance and also for emergency vehicles. Five (5) new utility poles will be installed, and the rest will be underground utilities.

The Town Planner asks R. Tabaczycki about the road improvement plan. J. Brem explains the road improvement will be done during the construction of both solar projects, both TJA Solar, Nexamp (abutting array) and the property owners will be absorbing the costs. A swale will be added to assist with water/drainage.

The Town Planner stated Tetra-Tech, DPW, Fire and Con. Comm are all fine with the revised drainage plan.

R. Tabaczycki stated the array will be fenced in, there is an access gate and other gates for the stormwater facilities. Panels meet all the setbacks. The Town Planner asks if the panels are non-reflective. R. Tabaczycki stated yes.

L. Wiest questioned the fencing being animal friendly. R. Tabaczycki noted the fencing is chain link and required to be 7 feet tall.

J. Normandin inquired to the lack of vegetative buffer. R. Tabaczycki stated trees can be added as a buffer. J. Normandin asked how close the panels were to the fence. R. Tabaczycki noted the panels are 12 feet from the fence.

The Town Planner would like to add as a condition that the access from Old County Road will be used for emergency vehicles and not to be used during construction, R. Tabaczycki agreed.

J. Wyman asked if Livermore Hill Road was a private road. The Town Planner stated it was private.

Public Comment:

B. Goodwin asks if the non-reflective panels can become reflective. A. Clapp of Nexamp stated the panels are designed to absorb light not to reflect. B. Goodwin asked the lifespan. The Town Planner stated 20 years. B. Goodwin inquired about a bond being in place for decommissioning. The Town Planner said yes, there will be one in place.

The applicant has submitted revisions to the project. The Town Planner stated the DPW, Fire Dept. and Conservation Commission are ok with revisions. Tetra-Tech (TT)

Tetra-Tech (TT) has made 13 comments to the applicant regarding the project and the one not addressed yet is the bond. The Town Planner asked if TT has a suggested bond value. S. Bouley has given a suggested formula to R. Tabaczycki. R. Tabaczycki will get the number for the meeting November 14, 2017.

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Public Comment:

B. Goodwin questioned the panels being toxic. A. Clapp stated no, they are not.

J. Wyman asked if there were a suggested amount for the bond. The Town Planner stated yes, approximately \$57,000 and the firm number is needed before approval.

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

Next item on the agenda site plan review for Links Realty Trust solar array on Livermore Hill Road. The Board received the applicant's responses to Tetra-Tech's (TT) comments. L. Wilson presented the revised plans and the project to the Board. A. Clapp gave some specifics regarding the array. The array is 1.3 Megawatts with 3500 panels, the array encompasses 4.5 - 5 acres, 7-8 acres are fenced and the total acreage for the project is 10 acres. A. Clapp also added they have an executed interconnection service agreement with National Grid.

L. Wilson noted the project is not in the buffer zone at all. J. Normandin asked if the residence would have a screened view of the array. L. Wilson stated yes, there is a large treed buffer.

J. Wyman asked if there would be any planting. L. Wilson stated the existing wooded area to remain aside the other array.

The Town Planner, Fire Chief and TT will review the plans. M. Auger made a motion to continue the public hearing, L. Wiest seconded, All in favor, motion carried (4-0).

General Business: J. Brem presents an ANR plan for Links Realty Trust, lot split on Livermore Hill Road. The Board discussed and reviewed.

M. Auger made a motion to endorse the ANR as presented, L. Wiest seconded, All in favor, motion carried (4-0).

The last item on the agenda continued public hearing for Preliminary Cluster Subdivision for Westminster Business Park, LLC. B. Marchetti discussed the preliminary project and noted the subdivision roadway has been approved, the playground has been removed, the Rail Trail will be relocated, the drainage will be addressed on the definitive plan. The Town Planner asked if there was an easement for the DPW. B. Marchetti stated yes. P. McCarty spoke about the project. B. Marchetti reiterated the project will consist of 52.6 acres, 31 acres will be open space and 21.6 will be developed. L. Wiest asked if trees will be removed. B. Marchetti stated yes, for the developable area. J. Normandin asked if a waiver will be asked for. B. Marchetti stated the waiver for the roadway has already been granted.

The Town Planner asked if the houses will be sprinklered. B. Marchetti noted the 22 house portion will have Town water.

There was additional discussion and suggestion regarding the relocation of the entrance, noise level, reconfiguring the development and traffic.

P. McCarty stated he will withdraw the preliminary plan and come back to the Board with a definitive plan for review.

Meeting adjourned at 10:05 PM.

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