



Town of Westminster

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

Phone: (978) 874-7414

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Jon Wyman, chairman

Marie N. Auger, vice chairman

Jill Normandin

Andrew Rice

Linda Wiest

November 14, 2017

MINUTES

Planning Board

Meeting Room 222

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

Staff: Andrea Mastrototoro, Recording Secretary

Additional Attendees: Rich Tabaczykski, Gene LeBlanc, Heather Billings, David Briggs, Alan Clapp, Tom Towner, Mary Ann Falcone, Travis Brown and Jamie Rheault.

J. Wyman, Chairman called the meeting to order at 7:00PM and informed those present the meeting was being recorded.

First order of business M. Auger made a motion to accept the minutes for November 7, 2017 L. Wiest seconded, All in favor, motion carried (5 - 0)

Next order of business, approving and signing ANR for Worcester Road Realty Trust, 5 lots on Worcester Road. G. Leblanc presented the revised plan which reflected the wetland buffer zone. J. Wyman noted all 5 lots have frontage and access. M. Auger made a motion to endorse as presented, A. Rice seconded, motion carried (5-0)

Next on the agenda, public hearing for site plan review for Links Realty Trust, solar array, TJA Solar. J. Wyman read notice into minutes. R. Tabaczykski presented the revised plan with the added vegetation. The Arborvitaes are deer resistant, 2" in diameter and spaced 10' apart on center.

Tetra-Tech (TT) approved the amount of the decommissioning bond. A NOI has been approved by the Conservation Commission and no order of conditions have been filed yet.

No public comment.

M. Auger made a motion to close the public hearing, J. Normandin seconded, All in favor, motion carried (5-0).

This institution is an equal opportunity provider

Stephen Wallace
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Waivers;

- 2.1.7 No exterior lighting
- 2.1.8 No open space
- 2.1.13 No impact on landscape study
- 2.1.14 No traffic impact study
- 2.1.15 No environmental impact study

M. Auger made a motion to allow the waivers as stated, A. Rice seconded, All in favor, motion carried (5-0).

Conditions;

1. Waterline relocation
2. NOI and Order of Conditions obtained through Conservation Commission.
3. Obtain a permit from DOT for access onto State road.
4. Grade Livermore Hill Rd with access 15' wide.
5. Pave the first 435' of Livermore Hill Rd.
6. All solar panels to be non-reflective.
7. Submit proof of payment for the advertisement in the Gardner News.
8. Other approvals or permits are not assumed.
9. Site approval applies only to this site.
10. The Board retains the power to amend or modify without a new public hearing.
11. If no action is taken the approval will expire November 11, 2019.
12. The decommissioning bond will be in the amount of \$93,225.00.
13. Hours of operation Monday - Friday 7am-5pm.
14. Emergency contact information during construction shall be provided.
15. Access for Old County Road will be for emergency vehicles only.
16. Pre-construction meeting with all departments before work commences.

M. Auger made a motion to approve with such conditions, J. Normandin seconded, All in favor, motion carried (5-0).

Next item on the agenda site plan review for Links Realty Trust, solar array, Nexamp on Livermore Hill Road. J. Wyman read notice into minutes. T. Brown presented the revised plan reflecting Tetra-Tech's (TT) concerns. All TT's items have been addressed.

No public comment.

J. Normandin moved to close the public hearing, L. Wiest seconded, all in favor, motion carried (5-0).

Waivers;

- 2.1.7 No exterior lighting
- 2.1.8 No open space
- 2.1.13 No impact on landscape study
- 2.1.14 No traffic impact study
- 2.1.15 No environmental impact study

M. Auger made a motion to allow the waivers as stated, A. Rice seconded, All in favor, motion carried (5-0).

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Conditions;

1. Obtain a permit from DOT for access onto State road.
2. Grade Livermore Hill Rd with access 15' wide.
3. Pave the first 435' of Livermore Hill Rd.
4. All solar panels to be non-reflective.
5. Submit proof of payment for the advertisement in the Gardner News.
6. Other approvals or permits are not assumed.
7. Site approval applies only to this site.
8. The Board retains the power to amend or modify without a new public hearing.
9. If no action is taken the approval will expire November 11, 2019.
10. The decommissioning bond will be in the amount of \$45,246.00.
11. Hours of operation Monday - Friday 7am-5pm.
12. Emergency contact information during construction shall be provided.
13. Access for Old County Road will be for emergency vehicles only.
14. Pre-construction meeting with all departments before work commences.

J. Wyman made a motion to approve with such conditions, M. Auger seconded, All in favor, motion carried (5-0).

Next item on the agenda site plan review , Cresticon, Inc., Lake Street Development. J. Wyman read notice into minutes. The Town Planner informed the Board this project had two major issues. First a portion of the panels will be located on an old landfill. Second the project would relocate a bike/hike path to Crocker Pond Road. The right of way to be discontinued. Cresticon will be meeting with Crocker Pond Committee.

M. Auger made a motion to continue public hearing, A. Rice seconded, All in favor, motion carried (5-0).

General Business: Newton Rd Clerk of the Works agreement. J. Rheault explained to the Board the project has been approved and he is presenting the mylar to be sign as it is needed to close on the sale of the property in December 2017. Kevin Jarvis will be the new owner and will be constructing the sud division. The Town Planner would like proof of all taxes being paid and a copy of the final plans after recoding at the December 12th meeting. The Town Planner ask if the tree removal at the entrance was reflected on the plan. The Town Planner will have Town Council review the documents.

M. Auger made a motion to approve J. Wyman to sign the Clerk of the Works agreement, A .Rice seconded, motion carried.

The Board signed the Mylar for recording purposes.

The last items on the agenda are monthly inspection reports for Woods of Westminster, Westminster Business Park, Narrow Roads earth removal and the Town Planner's report for October.

Meeting adjourned at 8:17 PM.

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