



Town of Westminster

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

Phone: (978) 874-7414

swallace@westminster-ma.gov

Jon Wyman, chairman

Marie N. Auger, vice chairman

Dan Barkus

Andrew Rice

Linda Wiest

Planning Board Meeting Minutes for July 24, 2018

Meeting Room 222

Members present: Jon Wyman, Marie Auger, Andrew Rice, Linda Wiest, Dan Barkus and Town Planner, Stephen Wallace.

Staff: Andrea Mastro, Recording Secretary

Additional Attendees: Paul Aldrich, Keith Akers, Jodi Snyder and Todd Morey

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 July 10, 2018, D. Barkus seconded, All in favor, motion carried (5-0)

Next order of business, Westminster Business Park request to extend the duration of their Earth Removal Permit for Lot I-7 (Phase III) for 2-3 years. The Town Planner received a letter from a resident and Engineer asking about compliance with Federal and State permits. The Town Planner reached out to Steve Powell to attend the meeting to address these concerns. S. Powell would like to review the letter and respond at the next meeting. Tetra-Tech also needs time to review to ensure compliance. The Town Planner will forward the letter to the Building Commissioner and the Conservation Commission. Discussion tabled until August 14, 2018.

Next on the agenda, continued Public Hearing for placement of fill on property located at 39 Carter Road. The Town Planner stated they are still working on revising the plan. M. Auger made a motion to continue the public hearing until August 14, 2018, D. Barkus seconded, All in favor, motion carried (5-0)

Next order of business, Site Plan review for Syncarpha Solar Westminster, LLC and JP Dell, LLC for a ground-mount solar array on Bean Porridge Hill Road. T. Morey presented the changes to the plan. The revisions are as follows:

- Evergreen have been added along Bean Porridge Hill Road. 39 Dogwood and 38 Bayberry.
- The north easterly side of the array will have strategically planted shrubs/trees.

T. Morey requested the Board do a site walk and assist in determining where the plants shall be placed on the north easterly side and the type of plants to be used. The Town Planner asked if the site walk would be in November. T. Morey stated yes.

This institution is an equal opportunity provider

Stephen Wallace
Town Planner
swallace@westminster-ma.gov

J. Wyman asked if the buffer has changed on the north easterly side. T. Morey stated no.

J. Wyman asked what the setback was. T. Morey stated the side setbacks are 15 feet. There is 50 feet to the fence and 12 feet from the fence to the panels on the north easterly side.

L. Wiest questioned the barrier around the array. T. Morey stated there will be a 7 foot chain link fence around the array.

The Town Planner read into the minutes a letter that was received from an abutter. The letter was from Melanie & Jeffrey Donnley. They stated their concerns with the array being only 50 feet from their property and worried about their children playing in the yard. The Donnley's also stated concerns regarding their family's health with the unknown of what toxins will be emitted into the air from the panels. The Donnley's are against the project.

T. Morey will put a response together regarding the concerns that surround solar arrays.

The Town Planner noted Solar Arrays can't be banned. Solar Array projects can be regulated by the Site Plan Review process.

No Public comment

M. Auger made a motion to continue the public hearing until August 14, 2018, A. Rice seconded, All in favor, motion carried (5-0)

Last on the agenda, the Board held a work session on zoning amendments for the November Special Town Meeting and the Annual May Town Meeting. The Board discussed three zoning changes that are intended to be brought to the Special Town Meeting in November:

1. Changing the zoning for three parcels with frontage on Overlook Road from Industrial to Residential.
2. Changing the cluster housing provision in the Zoning Bylaw so that such housing is allowed By Right instead of Special Permit.
3. Adopting a new bylaw regulating recreational marijuana.

The Board also discussed two zoning changes that are intended to be brought to the Annual Town Meeting in May 2019:

1. A new bylaw regulating ground-mounted solar installations.
2. A completely revised Sign Bylaw.

The Board made minor amendments to the various bylaw drafts and agreed to meet again in early August for another working session. The Town Planner said that he would post all of the proposed zoning amendments on the Town's website, except for the recreational marijuana bylaw which is still under review by Town Counsel.

The meeting adjourned at 8:35 PM.

This institution is an equal opportunity provider

Stephen Wallace
Town Planner
swallace@westminster-ma.gov