



Town of Westminster

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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Jon Wyman, chairman

Marie N. Auger, vice chairman

Dan Bartkus

Andrew Rice

Linda Wiest

Planning Board meeting minutes - September 11, 2018

Meeting Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Mike Smith, Sevag Khatchadourian, Nicolas Aini, Demitri Typadis, Paul Aldrich, Lisa & Michael Longley, Rachael LeBlanc, Jamie Rheault and Brian Carlson

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

First order of business, D. Bartkus made a motion to accept the minutes for August 14, 2018, M. Auger seconded, all in favor, motion carried (5-0).

Next order of business, Michael & Lisa Longley, permit to place fill on property located at 39 Carter Road. L. Longley presented their plan to the Board. L. Longley noted the project was 90% complete. The plan reflected the abutters. The Conservation Commission will make a site visit August 21, 2018 and flag the wetlands for mapping. D. Bartkus asked if the remaining will be graded out. M. Longley stated yes. A. Rice made a motion to continue the Public Hearing to September 25, 2017, M. Auger seconded, all in favor, motion carried (5-0)

Next order of business: Town Planner's report for August.

Public Hearing:

Next order of business: Oak Square Partners, Site Plan approval for ground-mounted solar on Sargent Road. S. Khatchadourian presented the project and discussed a few of the key points which are as follows;

- Have met with Town departments.
- Held a meeting with abutters August 6, 2018.
- The array is 1.2 Mw dc on 8 acres.
- They have an interconnection with National Grid.
- There are some wetlands.
- Would like to have access off West Main Street but needs to get an easement from DOT Boston office.
- Without easement access will be off Sargent Road.
- 3300 panels.

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- Plan shows 50 foot buffer all around.
- Construction will take approximately 3 months.
- The project is low impact.
- The panels are fixed.
- 3 basins to be in place for stormwater control.
- They will be asking for a waiver for the West Main Street setback.

L. Wiest asked if the abutters would be able to see the array. S. Khatchadourian stated it is unlikely.

D. Bartkus suggested some selective pruning on the West side instead of changing the setback. S. Khatchadourian stated that could be a possibility.

D. Bartkus asked how high the panels would be. S. Khatchadourian stated 11-12 feet maximum.

A. Rice asked about the stormwater flow was west to east. N. Aini stated yes, there will be 3 infiltration basins.

Public Comment:

A resident asked if the site would be cleared. S. Khatchadourian stated the trees to be cleared and stumped. After the posts are in, seeding will be done.

L. Wiest asked when the project will begin. S. Khatchadourian stated in the Spring.

The Town Planner noted a decommissioning bond needs to be in place before a building permit will be issued.

M. Auger made a motion to continue the public hearing to September 25, 2018, L. Wiest seconded, All in favor, motion carried (5-0).

Next on the agenda: Preliminary discussion regarding potential rezoning of lots in the vicinity of Narrows Road and Hager Park Road. Discussion tabled, C. Mossman was not ready.

Next order of business, Minor amendment to approved subdivision plan for the Woods of Westminster and ANR plan to adjust lot lines for two lots within the subdivision. D. Bartkus recused himself.

J. Rheault presented the subdivision plan and explained the minor amendment to the lot lined for lot 8-B18. J. Rheault presented the same plan to the Fire Chief and the DPW and received approval from those departments.

The Board reviewed and discussed.

M. Auger made a motion to approve the modified subdivision plan with the minor modification as presented, L. Wiest seconded, all in favor, motion carried (4-0).

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

Next on the agenda, review of the inspection report for Lead the Way Development's Earth Removal project on Narrows Road.

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Per Tetra-Tech this project has been completed to the plans provided.

The Board members will visit the property over the next week.

Last item on the agenda: Lot release request for Ashoryn, LLC, Lighthouse Lane subdivision.
The Board agreed to have McCarty Engineering do a site visit. Decision tabled.

Meeting adjourned at 8:35 PM.

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