



# 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 25 2018

Meeting Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Paul Aldrich, Gene LeBlanc, Jeffery Brum, Matthew Olson, Jill Normandin, Dave Jacobone, Peter Normandin, Mark LeBlanc, Mike Conway and Dean Smith.

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 September 11, 2018, L. Wiest seconded, All in favor, motion carried (3-0).

Next order of business: ANR plan for Peter Normandin, adjusting a lot line and creating two new house lots on Hager Park Road. P. Normandin presented the plan to the Board. The Board reviewed and discussed.

A. Rice made a motion to approve and endorse as presented, M. Auger seconded, All in favor, motion carried (4-0).

Next order of business: ANR plan for Links Realty Trust, combining two lots into one with frontage on Livermore Hill Road. The Board reviewed and discussed

M. Auger made a motion to endorse the plan as presented, A. Rice seconded, All in favor, motion carried (4-0).

Next order of business: ANR plan for Eugene LeBlanc, revised lot lined for 188, 190 & 194 Narrows Road. The Board reviewed and discussed.

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, Certificate of Completion for Lead the Way Development's Earth Removal project on Narrows Road. The Town Planner stated Tetra-Tech was satisfied with the completion of the site. The Town Planner also noted there is to be no gravel hauled out after the Certificate of Completion is issued.

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M. Auger made a motion to issue the Certificate of Completion, L. Wiest seconded, All in favor, motion carried (4-0).

*Continued Public Hearing:*

Next order of business, Michael & Lisa Longley, permit to place fill on property located at 39 Carter Road. The Town Planner stated they were not ready.

M. Auger made a motion to continue the Public Hearing to October 9, 2018, L. Wiest seconded. All in favor, motion carried (4-0)

Next on the agenda: Oak Square Partners, Site Plan approval for ground-mounted solar on Sargent Road. The Town Planner stated they were not ready.

M. Auger made a motion to continue the Public Hearing to October 9, 2018, L. Wiest seconded, All in favor, motion carried (4-0)

Next order of business, Lot release request for Ashoryn, LLC, Lighthouse Lane subdivision. The Town Planner stated Tetra-Tech was satisfied with the lot release request. J. Wyman and M. Auger did a site visit prior to tonight's meeting.

M. Olson informed the Board the road base coat is down, the subgrade is sand and there is 18" of gravel on top. The sidewalks are next to go in as well as the maple trees and then they will be ready for foundations.

J. Wyman asked what was lining the road sides. M. Olson stated the trees will go in then the sidewalk and then they will loam and seed.

M. Auger questioned how many house there would be. The Town Planner stated 16 total.

J. Wyman asked if there was drainage and was the drainage paved over to keep out the silt. M. Olson stated yes, the pavement will be cut out.

M. Auger asked the status of the curbing. M. Olson stated it will be done next week.

The Board feels the release of all lots is premature.

M. Olson asked of the Board would consider releasing just 4 lots. The Town Planner asked what are the lot numbers they want released? M. Olson stated #1, #11, #12 and #15.

M. Auger asked if there were a covenant in place. The Town Planner checked and verified there was an unsigned covenant from the past landowner. The Town Planner stated they will need a signed covenant from the new owner.

M. Olson requested the release of only one lot. The Town Planner stated not without the covenant.

Request continued to October 9, 2018.

*Public Hearing:*

Next on the agenda: Borrego Solar Systems, Inc., major modification of two previously approved site plans (combining two solar farms into one on Livermore Hill Road).

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D. Smith presented the project and discussed a few of the key points and plan revisions which are as follows;

- The array is 6.4 Mw dc on 20.5 acres.
- They will be clearing 22.5 acres.
- Tree clearing is less than proposed along the wetlands
- Conservation Commission requested a NOI (Notice of Intent) be filed, NOI has been filed
- They now have 1 interconnection with National Grid.
- They now have 1 driveway.
- The driveway will be gravel.
- Energy storage component has been added.
- The fencing is 7 feet in height with a 6" gap at the bottom.
- The drainage has been revised.
- Panels are non-reflective.
- There is an existing MassDOT permit for the access off Livermore Hill Road.

A. Rice asked if the laydown area was temporary. D. Smith stated yes, it will store modules and equipment. A. Rice asked if the energy storage was new to the project and what is the noise level. D. Smith stated yes.

M. Conway explained the battery is a lithium ion battery with a HVAC which sounds like an A/C unit. D. Smith will provide noise calculations.

J. Wyman asked what the energy component looked like. M. Conway equated it to a shipping container.

*Public Comment:*

An abutter wanted to know the distance from her house to the entrance D. Smith reviewed the plan with her. She also asked where the access entrance will be located. D. Smith stated at the bottom of Livermore Hill Road. The Town Planner summarized some points for the project and the outstanding issues to be address for the next meeting.

- Noise Calculations for the battery storage unit.
- Revise plan per the Fire Department.
- Order of Conditions from the Conservation Commission.
- Revised drainage report.
- Livermore Road 15 foot grading to allow for the passage of emergency vehicles.
- The first 435 feet of Livermore Hill Road to be paved.
- Emergency response plan.
- Decommissioning plan.
- Provide bond amount.
- Old Country Road is limited to emergency vehicles

M. Auger made a motion to continue the Public Hearing to October 9, 2018, L. Wiest seconded, All in favor, motion carried (4-0)

Next on the agenda: Preliminary consultation with Justin Gelinas regarding a potential reduced road standard subdivision at 1 Cudak Court. B. Marchetti presented the plan and informed the Board he has meet with the Town Planner, Fire Chief and Josh Hall, Highway Department. All lots meet the zoning requirements. There is one existing lot and one new with an existing driveway. Mr. Gelinas was advised to move forward with the submittal of a definitive subdivision plan.

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The Board reviewed and discussed.

Last item on the agenda: Preliminary discussion regarding potential rezoning several properties in the vicinity of Narrows Road and Hager Park Road. C. Mossman discussed the possibility of rezoning 8 properties to C-2. All property owners were invited to attend the meeting and add their input to the discussion. The properties owners in attendance that would be subject to the zoning change were supportive of changing the zoning for this area. It was agreed that the parties would continue discussions after the New Year.

Meeting adjourned at 9:00 PM.

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