



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

November 20, 2018

Planning Board Meeting Minutes
Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Alan Belanger, Matt Olson, Rich Tabaczynski and Chris Mossman.

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

First order of business, ANR plan for Lucile and Roger Bernhardt, one new building lot on Stone Hill Road. C. Mossman presented the plan. M. Auger questioned the easement on the plan for the Mid State Trail. C. Mossman stated the trail could be relocated. M. Auger asked if the Trail could be relocated along the boundary line. The Town Planner asked if M. Auger would like to reach out to the owners as a member of the Mid State Trail Association. M. Auger stated she will get in touch with the owners. C. Mossman doesn't feel the owners would be willing to grant an easement.

The Town Planner reminded the Board they have 21 days to endorse the plan once the application is received. Endorsement on hold until Special Town meeting 2018.

Public Hearing:

The next order of business: Zoning amendment hearing to recommend amending Section 205-41.1 of the Zoning Bylaw, to extend the current moratorium for recreational marijuana establishments until the end of May 2019.

J. Wyman read the notice into the minutes.

The Board discussed the issue at their October 23, 2018 amendment hearing and decided they are comfortable with the extension of the moratorium.

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

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D. Bartkus made a motion to recommend passing the Article to Town Meeting, A. Rice seconded, All in favor, motion carried (5-0).

The next order of business, Snow Hill Development LLC on behalf of the TES Rowtier Solar 23 LLC, Site Plan approval to install a ground-mount solar array within the Rowtier Drive Industrial Park.

J. Wyman read the notice into the minutes.

The Town Planner stated the applicant's responses were satisfactory with Tetra-Tech and the other departments.

J. Wyman asked if a bond will be in place to finish the road. D. Bartkus asked if Josh Hall had suggested a bond. The Town Planner stated the applicant shall have a surety bond for the road before Certificate of Completion will be issued. D. Bartkus asked what the schedule was for the road, will it be completed in May? A. Belanger stated yes, maybe sooner but the berms needs to be removed first.

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

The Waivers requested are as follows:

- Landscape impact
- Exterior lighting
- Open Space
- Environmental impact
- Traffic impact
- Decommissioning bond

D. Bartkus made a motion to approve the waivers as read, M. Auger seconded, All in favor, motion carried (5-0).

The Conditions for Snow Hill Development LLC on behalf of the TES Rowtier Solar 23 LLC are as follows:

1. Approvals of other Boards are not assumed in the decision.
2. Site Plan Approval is for this site only.
3. The Board reserves the right to modify or amend within its own power and without a public hearing.
4. The permit shall lapse on November 20, 2020 if work has not commenced
5. The Applicant will supply a decommission bond of \$92,000.
6. The contact information shall be provided to the Police, Fire, Planning and Public Works Departments.
7. Pre-construction meeting required with all relevant departments.
8. Inspections will take place at certain intervals at the Applicants expense with Tetra-Tech representing the Planning Board.
9. A surety bond in place to cover the cost of the roadway.
10. Hours of construction are Monday through Friday 7am-5pm.
11. Stormwater Plan to the Planning Board
12. Test pits for the detention basins must be performed before issuance of a Building Permit

D. Bartkus made a motion to approve the conditions as read, L. Wiest seconded, All in favor, motion carried (5-0).

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Last order of business, Bond estimate review and lot release for Ashoryn LLC, Lighthouse Lane subdivision.

D. Bartkus and M. Auger made a site visit and were happy with the progress.

The Town Planner stated McCarty Engineering recommended a bond amount. A. Rice asked what the bond is for. The Town Planner stated it is to complete the roadway and utilities.

D. Bartkus made a motion to recommend accepting the amount for the bond, M. Auger seconded, All in favor, motion carried (5-0).

A. Rice made a motion to approve the lot release, M. Auger seconded, All in favor, motion carried (5-0).

Last order of business, Preliminary consultation regarding a potential reduced road standard subdivision for Mustarfield Farm LLC, two lots off of East Road.

The Board reviewed and discussed. The Board agrees with the plan and suggests C. Mossman move forward.

adjourned: 7:35 pm.

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