



Town of Westminister

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

Mike Smith

Planning Board Meeting Minutes May 28, 2019

Meeting Room 222

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

Staff: Andrea Mastrototaro, Recording Secretary

Additional Attendees: Steven Davis, Brian Szoc, Tina & Chad Streeter, Laura Streeter, Russell P, Richard A, Dave Homes, Adrian Jones, Glenn & Linda Hines, Doug Andrysich and Wesley Flis.

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

First order of business, D. Bartkus made a motion to accept the minutes for May 14, 2019, M. Smith seconded, all in favor, motion carried (5-0).

Other Business

Next order of business: ANR plan for Joshua Olsen, Greenstone Realty LLC, on behalf of Joyce Koski, five new house lots on Colony Road. B. Szoc presented and discussed the plan with the Board. The Board reviewed. M. Auger asked if there was Town water & sewer. B. Szoc stated no. D. Bartkus made a motion to endorse the plan as presented, M. Auger seconded, all in favor, motion carried. (5-0).

Public Hearing

Next order of business: Special Permit and Site Plan approval for a ground-mounted solar array off Ellis Road, on behalf of Ellis Road Solar LLC & Seaboard Solar Holdings LLC. J. Wyman read the notice into the minutes.

The Town Planner stated the Board has reviewed this project twice. In 2017 the Board approved the plan as one large solar array and again approved the site plan broken into five smaller solar arrays. The applicant is now before the Board with the proposal to recombine them into one large solar array.

The Town Planner informed the Board the applicant will be seeking site plan review and a special permit from the Board. The Town Planner explained there will be two findings to be voted on at the close of the public hearing. The first will be to find the proposed use is appropriate on the site and the second will be finding the solar array will not be detrimental to the community or neighborhood.

W. Flis presented the project and explained some of the main points of the project, they are as follows:

- 9 parcels on 200 acres
- Access to the array will be from the entrance of the L&G site.
- The Fire Department is requiring a 2nd access point.
- The array will occupy 37 acres.
- Panels will occupy 12 acres
- 100 foot tree buffer
- 20 foot wide gravel drive
- 2 stormwater basins
- The array will be remotely monitored
- No landscaping around the basins

W. Flis stated they will be asking for some waivers. A few of the waivers are as follows;

- Landscape plan
- Traffic impact
- Landscape impact

W. Flis address the concerns Tetra-Tech had such as:

- Additional labels on the plan
- Landscape impact
- Signage
- Lighting plan - no lighting
- Locus plan
- Location of zoning district
- Traffic impact
- Emergency response plan
- Drainage impact
- Test pits
- Stormwater management
- Landscape plan

W. Flis will send a letter to Tetra-Tech stating their concerns have been addressed.

The Town Planner asked if the easement had been executed and recorded. W. Flis stated it was executed in August 2018.

M. Auger asked about the open space that was to be deeded to the Town. The Town Planner stated the open space has been deeded to the Town and accepted at Town Meeting.

W. Flis informed the Board he has received a memo dated May 8, 2019 from the Fire Department. The Fire Department's main concern was the second access point. The second access needs to have a 20 foot vehicle gate and contain a Knox box. The Fire Department is requiring the Knox box contains a binder with emergency plan contact information and procedures.

No Public Comment

M. Auger made a motion to continue the Public Hearing to June 11, 2019, D. Bartkus seconded, all in favor, motion carried. (5-0)

Next item on the agenda: Minor modification of an Approved Subdivision Plan for the Rowtier Drive Industrial Park, shortening the cul-de-sac and removing the traffic islands.

The Town Planner stated a letter was received from Tetra-Tech with the punch list and bond estimate.

D. Andrysich presented the revised plan and explained the cul-de-sac will be increased to a 60 foot radius per the request of Fire Department. D. Andrysich stated the islands have not been removed per the request of the DPW. D. Andrysich stated the road was extended 12-13 feet per the request of the DPW.

G. Hines expressed his concern with the island and the truck traffic. G. Hines also questioned who would be responsible for the maintenance of the islands.

The Board discussed options for the islands.

The Town Planner will reach out to the DPW and ask the three points discussed by the board;

- Why would the road have to be narrowed if the islands were removed?
- Why are the islands necessary?
- Can the islands be removed and painted in place?

Last item on the agenda: Discussion regarding the site visit for Westminster Business Park/Crocker Pond. J. Wyman stated they were making progress and the hydro-seed has stabilized well. The Town Planner stated Conservation Commission & Tetra-Tech make a site visit after each rain.

Adjourned: 8:15 pm.