



# 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

Lawrence Skamarycz

Mike Smith

Westminster Planning Board

Meeting Minutes for June 9, 2020

Held via ZOOM

Members present: Jon Wyman, Dan Bartkus, Mike Smith, Larry Skamarycz and Town Planner, Stephen Wallace.

Staff: Andrea Mastrototaro, Recording Secretary

Absent: Marie Auger

Additional Attendees: Wilfredo Melendez, Jeff Aveni, Chris Mossman, Mike Longley, Jill Normandin, Zachary Shulman and Edward Verrochi.

J. Wyman called the meeting to order at 7:00 PM and read the information regarding Open Meeting Law and remote participation.

First order of business: the minutes for May 26, 2020.

D. Bartkus made a motion to accept the minutes for May 26, 2020. L. Skamarycz seconded, All in favor, motion carried (4-0)

Next order of business: Placement of Fill Permit Time extension request for Mike Longley, 39 Carter Road.

D. Bartkus made a motion to extend the permit until September 30, 2020. L. Skamarycz, all in favor motion carried (4-0).

Next order of business: Site Plan Time Extension Request from Lake Street Development for solar project at 180 State Road East.

Zachary Shulman and Martin Labervich

Z. Shulman explained there had been saturation in the area and National Grid had decided to form the Gardner Area cluster study. The Cluster Study morphed into a Transmission Study which encompassed all of West Central Massachusetts with just over a gigawatt of solar projects. Westminster was placed in Part 2 of the Transmission Study and soon entering into the Detailed Study phase.

Z. Shulman stated the maximum extension request is one year. Nothing has changed with the project. The Town Planner asked if Z. Shulman knew why the other solar projects in Town were not shut down by National Grid. Z. Shulman stated they may have qualified and received approval for interconnection.

D. Bartkus made a motion to extend the permit for one year, M. Smith seconded. All in favor, motion carried (4-0)

### *Continued Public Hearing*

Next order of business, Definitive Subdivision Plan for a new private way (Kiwi Court) coming off 66 Ashburnham State Road that will serve one existing home and one new house lot. The owner/applicant is BRNG LLC.

C. Mossman informed the Board he uploaded all documents to MassDOT and they estimate their review to be completed between June 12 and 26. C. Mossman stated his client felt the application was complete.

C. Mossman noted erosion control will be placed at the bottom of the driveway just above Ashburnham State Road. C. Mossman stated he has met with the abutters. C. Mossman stated they may use vegetation to stabilize the slope rather than use stump grindings.

The Town Planner asked C. Mossman if he would be ready for the next meeting July 14, 2020. C. Mossman stated yes.

J. Normandin asked if there was a Stormwater Management Plan in place. C. Mossman stated no. The Town Planner noted that would be a Condition of Approval.

J. Normandin stated she had petitioned the Board of Health to help ensure an Earth Removal permit be applied for through the Planning Board. The Town Planner noted the Board had received the petition from the abutter and the Building Commissioner's determination. The Town Planner asked if the Board would like to revisit the determination.

D. Bartkus made a motion to continue the hearing until July 14, 2020. L. Skamarycz, all in favor motion carried (4-0).

Next order of business, Definitive Subdivision Plan for a new private way (Betty Joe Way) coming off State Road West that will serve one existing home and one new house lot. The owner/applicant is Bear Investments LLC (Tax Map 102, Lot 8).

J. Wyman read the notice into the minutes.

The Town Planner gave some background on the project, as follows;

- This project is the second to last Reduced Road Subdivision.
- The drainage report was submitted to Tetra-Tech and is under review.
- The draft Homeowners Agreement is under review by Town Council.

C. Mossman explained some of the main points of the project, they are as follows;

- The project is 8.6 acres.
- Third parcel will be created.
- The length of the road is 425 feet.
- Wells and septic on both lots.
- Drainage is the only utility.
- Rip Rap near State Road West and a swale.

- The existing house lot is 50,000 sq ft
- The new lot is 6.2 acres
- Betty Joe Way is .66 acres
- The road will go with Lot A in front.

J. Wyman asked if the shed was being removed. C. Mossman stated the shed will remain and owned by Lot A.

J. Wyman asked if the house will have sprinklers. C. Mossman stated that regulation no longer exists. The Town Planner will verify with the Fire Department.

The Town Planner asked the slope of the road. C. Mossman stated 8.3 maximum.

M. Smith asked if the only utility to be installed was power. C. Mossman stated power and some drainage to be installed.

#### *Public Comment*

J. Normandin asked if there were wetland. C. Mossman stated not really.

J. Normandin asked if there was earth removal or fill. C. Mossman stated no, just some material to build a septic system.

The Town Planner asked if there was an Order of Conditions. C. Mossman stated he has filed with the Conservation Commission and will be at their next meeting.

The Town Planner asked if there would a problem getting a driveway permit from the State. C. Mossman hopes there will be no problem.

The Town Planner asked if MassDOT driveway approval was required before the drainage can be finalized. C. Mossman does not think so as no water is being shed toward the road.

D. Bartkus made a motion to continue the hearing until June 23, 2020, M. Smith seconded, all in favor motion carried (4-0).

Last item on the agenda, Planner report for May

Adjourned: 7:38 pm