



# 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

## PLANNING BOARD MEETING MINUTES

November 10, 2020

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

Staff: Andrea Mastrototaro, Recording Secretary

Absent: Dan Bartkus

Additional Attendees: Randy and Kim Kulczyk, John Vedoe, Christopher King, Tom Hammond and Peter Normandin

J. Wyman called the meeting to order at 7:00 PM.

First order of business: the minutes for October 27, 2020.

L. Skamarycz made a motion to accept the minutes for October 27, 2020, M. Auger seconded, all in favor, motion carried (3-0)

Next order of business: Approval Not Required (ANR) plan for Russell and Donna Levin, creating one new house lot at 212 Ellis Road.

The Board reviewed and discussed.

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

Next order of business, Approval Not Required (ANR) plan for the Normandin Group LLC, one new house lot at 32 Lanes Road.

The Board reviewed and discussed.

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

Next order of business, Sign the Mylar for Roadway A subdivision, two lots with interior road coming off North Common Road (originally approved August 2018). Owner/applicant: Westminister Business Park LLC.

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The Town Planner explained the Mylar needs to be signed first in order for the Mid State Trail to be recorded. The Board signed.

Next order of business: Request for time extension to complete a ground-mounted solar project at 0 Overlook Road (Tax Map 69, Lot 16) on behalf of applicant TES Overlook Road LLC.

Tom Hammond explained National Grid is having an issue with MassDOT. National Grid has required a re-study with no results thus far. Without the restudy results they cannot project final cost or electric cost, therefore cannot get a permit.

M. Auger made a motion to grant the 2 year extension, expiring November 10, 2022, M. Smith seconded, all in favor, motion carried (4-0).

### *Public Hearing*

Next order of business: Revised Site Plan for a ground-mounted solar project in the Rowtier Drive industrial park, on behalf of applicant TES Rowtier Drive Solar 23 LLC.

The Town Planner explained there were 3 outstanding issues.

1. The slope in front needs to meet the 2:1 ration
2. There is still some outstanding work to be completed in the spring
3. A bond will be necessary to cover the work to be done next spring

C. King noted the following:

- Due to the shortening of the cul-de-sac, a few panels were removed to meet with the setbacks.
- Swales were added to the drainage system.
- The drainage calculations have been redone and submitted to the town for Tetra-Tech's review.
- Reseeding some areas will be done in the spring.

J. Wyman asked what they were using to stabilize. Tom stated hydro-seeding.

J. Wyman asked if that was what the plan called for. C. King stated all areas are to be hydro-seeded or hand seeded. There needs to be 75% growth to qualify for stabilization.

The Town Planner asked the applicant to submit their comments to the review letters before the December 8, 2020 meeting.

The Town Planner stated if the work is to be finished in the spring and they won't be seeking their Certificate of Completion from the Town until then, they could hold off on the bond.

The Town Planner will coordinate a meeting with Tetra-Tech, DPW and Alan Belanger to discuss the slope.

M. Auger made a motion to continue the public hearing to December 8, 2020, L. Skamarycz seconded, all in favor, motion carried (4-0).

Last order of business, Planner report for October

Adjourned: 7:45 pm

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