



# 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

Lawrence Skamarycz

Mike Smith

## Planning Board Meeting Minutes for January 12, 2021

This was a remote-participation ZOOM meeting.

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

Staff: Andrea Mastrototo, Recording Secretary

Absent: Dan Bartkus

Additional Attendees: Josh Eidem, Stephen Musser and Tom Hammond of Tangent Energy, Doug Best, Charlie Aubuchon, Glen & Linda Hines, and Matt Pearson.

J. Wyman read the Governor's open meeting order.

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

First order of business: approving the minutes for December 8 2020.

M. Auger made a motion to accept the minutes for L. Skamarycz seconded, Roll Call Vote, all in favor, motion carried (3-0), J. Wyman did not vote.

Next order of business: Approval Not Required (ANR) plan for Douglas Best, one new house lot at 180 Davis Road (Map 183, Lot 6).

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 Westminster Realty LLC, one new house lot at 45A West Main Street (Map 88, Lot 9).

The Board reviewed and discussed.

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

Next order of business: Approval Not Required (ANR) plan for Mathew & Laurie Pearson, carving out a lot for the existing house at 152 Bragg Hill Road (Tax Map 11, Lot 1).

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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).

#### *Continued 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 informed the Board that all department heads have reviewed and are satisfied. Alan Belanger, owner and the applicant have both agreed to the conditions.

The conditions to the ES Rowtier Drive Solar 23 LLC permit are as follows;

1. Applicant to loam and seed.
2. Rye grass to be used for winter planting.
3. Detention Basin #1 to be cleaned
4. Swales shall be stabilized and install check dams as needed.
5. A bond must be posted if the applicant seeks a Certificate of Completion before items #1-4 are not completed.
6. The applicant shall deposit money to cover the cost of the Planning Board's engineer.
7. The property owner shall be responsible for grading and stabilizing the slope between the fence-line and the cul-de-sac, not to exceed 2:1.
8. The Fire Department shall have unobstructed access to the rear of the property.
9. The original conditions of approval from the Site Plan approved by the Planning Board on November 20, 2018 shall remain in effect.

T. Hammond noted the Fire Department requirements have been satisfied. The boulders have been moved per the DPW's request. The rip rap has been installed.

J. Wyman asked if #7, the slope had already been completed. The Town Planner stated it would be completed in the spring.

#### *Public Comment*

G. Hines stated he is satisfied with the project.

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

M. Auger made a motion to approve the revised site plan with the conditions presented. M. Smith seconded, all in favor, motion carried (4-0).

#### *Other Business*

Last items on the agenda, Planner report for December and Planner work program for 2021

Adjourned: 7:31pm

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Materials Discussed include:

- Draft meeting minutes for December 8, 2020.
- Approval Not Required (ANR) plan for Douglas Best.
- Approval Not Required (ANR) plan for Westminster Realty LLC.
- Approval Not Required (ANR) plan for Mathew & Laurie Pearson.

Documents for the Rowtier Drive solar project revised site plan:

- Revised site plan for Rowtier Drive solar project dated October 7, 2020.
  - Revised Stormwater Management Report, dated October 7, 2020.
  - Letter to the developer from the Town Planner, dated October 1, 2020.
  - Planning Department review memo dated November 5, 2020.
  - Applicant response to Planning Department review memo dated December 3, 2020.
  - Tetra-Tech review memo dated October 30, 2020 and revised December 8, 2020.
  - Applicant response to Tetra-Tech review memo dated December 3, 2020.
  - Undated slope grading graphic provided by Applicant.
  - Draft conditions of approval for Rowtier Drive solar site plan.
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- Planner report for November.
  - Planning Department Proposed 2021 Work Program.

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