



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD
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Accepted
9/28/2021

Lawrence Skamarycz, Chair Marie N. Auger, Vice Chair Dan Bartkus Gregg Buckman

Planning Board meeting minutes – September 14, 2021

Members present: Marie Auger, Larry Skamarycz, Dan Bartkus and Gregg Buckman
Town Planner, Stephen Wallace.

Additional Attendees: Andre Storm, Jody Snyder, Devin Howe and Sue Millman

L. Skamarycz called the meeting to order at 7:00 PM.

Administrative Matters

First order of business, Approve meeting minutes from August 17, 2021.

G. Buckman made a motion to approve all minutes as presented. M. Auger seconded, all in favor, motion carried (4-0).

Next order of business, Recommend Jodi Snyder to the Select Board to have her appointed to fill out the remainder of Mike Smith's term on the Planning Board (expires April 30, 2022). D. Bartkus made a motion to recommend Jodi Snyder to the Select Board. M. Auger seconded, all in favor, motion carried (4-0).

Next order of business, Sue Millman, representative from the citizen Community Preservation Act (CPA) Committee.

S. Millman presented the Community Preservation Act Committee to the Board in preparation to present the inception of a CPA at the May Town Meeting.

S. Millman explains the State matches a percentage of 1-3 percent of funds allocated through the tax rate, the percentage gets approved by the Town at Town Meeting. The funds can only be used for projects under Open Space and Recreation, Historical Preservation or Affordable Housing. The funds can accumulate and they do not need to be spent every year.

This proposal has to be approved by a majority of votes on a ballot. The CPA Committee would handle the applications and submit the eligible projects for approval at the Town Meeting.

S. Millman asked if the Board understands the CPA. The Board understands how the CPA is created and functions. The Board does not support the CPA at this time. The Board feels this should be explored further and more specific before this is presented at Town Meeting.

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S. Millman stated they will refine their presentation and be back in touch with the Board.

Next order of business, Site Plan approval time extension for Bean Porridge Hill solar project.
Applicant: Syncarpha Solar LLC, Owner: JP Dell LLC.

D. Howe, representing the applicant, informed the Board the extension request is due to National Grid dragging their feet with the interconnection.

D. Howe stated he anticipates the interconnection to be completed November 2022.

D. Bartkus suggests extending it to June 2023.

The Town Planner reminds the Board the landscaping should be addressed. D. Bartkus noted the landscaping could use some improvement.

D. Howe noted he has been working with the DPW. After research, D. Howe realized the snow fence was too close and should be 60 feet away. D. Howe stated the fence will be removed and installed the minimum required 60 feet, which is adjacent to the solar panels.

The Town Planner asked what the plan is now. D. Howe would like to use natural material.

D. Bartkus made a motion to install a black chain link fence, 6 feet tall with cement posts every 10 feet along the length of Bean Porridge Hill Road and add additional vegetation, one third of the original vegetation that was planted. M. Auger seconded, all in favor, motion carried (4-0).

Continued Public Hearings

Definitive Subdivision for JP Dell LLC (owner/applicant): 12-lot cluster housing subdivision (Porter Page Road) off Bean Porridge Hill Road (Tax Map 29, Lot 3). To be continued to the September 28 meeting.

The Town Planner stated he is waiting for engineer comments to the Town and Tetra-Tech comments.

M. Auger made a motion to continue to September 28, 2021. D. Bartkus seconded, all in favor, motion carried (4-0).

Continued Preliminary Discussion

Preliminary discussion regarding potential subdivision off Knowler Road (Map 134, Lot 13), owned by Donald A. LeBlanc Living Trust, Whitman & Bingham Engineers. To be continued to the September 28 meeting.

The Town Planner stated the Traffic Study letter has not been received yet.

M. Auger made a motion to continue to September 28, 2021. D. Bartkus seconded, all in favor, motion carried (4-0).

Adjourned: 8:05pm