



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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Marie N. Auger - Chairman, Andrew J. Sears - vice chair, M. Donald Barry Michael Fortin William C. Taylor, II

MINUTES OF REGULAR MEETING

Monday, January 23, 2012

Room 222, Town Hall

Attendees: Marie Auger, Don Barry, Bud Taylor, Mike Fortin, Stephen Wallace-Town Planner

Absent: Andrew Sears

Additional Attendees:

7:00p.m.

The Planning Board opened the meeting. Marie informed those present the meeting was being recorded. There was a motion by Bud to approve the January 09th 2012 meeting minutes with missing names at xxxxs inserted. Mr. Doug Snyder, Mr. Steven Ballard. Seconded by Don. Voted AIF to approve the minutes with missing names inserted.

7:03p.m. *Discussion of Master Plan Forum Supplies Cost*

Bud made a motion to supply the town planner with funds to cover the cost of the February Master Plan Forum Expenses. Seconded Marie. Stephen explained the need for flip charts, markers, sticky dots, an easel and tape that would be used for the Feb.9th forum and could be used later. Cost \$163.25. Voted AIF.

7:06p.m. *Release of South Ashburnham Road/Rebanna Road repair funds to Northwest Communities.*

Stephen told the PB they were in possession of a letter from DPW Director Josh Hall certifying that all repairs had been completed. Bud asked to be recused from the discussion because he was an abutter of the property. After a brief discussion, Don made a motion to release the tri-party agreement in the amount of \$55,500. Mike seconded. Marie, Don and Mike voted to release the tri-party agreement. Bud asked the record to reflect he abstained from the vote.

7:11p.m. *Discussion of Mark Newton Road*

A resident, Mark Franciosi, of Mark Newton Road had requested approval and acceptance of the road be brought to annual town meeting. The DPW has recommended a layout that Stephen presented to the PB in plan form. Marie stated the PB had previously denied an ANR, later to negotiate with the developer to improve the road. Stephen stated he had legal opinion that the subdivision control law was not applicable in this case. Bud motioned that the petitioner come before the PB to explain why the town should take on the burden of the road. Don seconded. Marie stated they would make their case at town meeting. Marie stated that the road had been improved but not brought up to town specifications. Stephen stated the DPW was looking for a non-binding report

from the PB with-in 45 days from Jan 5th. The PB voted AIF to draft a letter to invite the petitioner to the Feb 13th PB meeting.

7:15p.m. Wind Power Bylaw public meeting de-briefing.

Stephen stated that he was pleased with the attendance. The wind power experts/developers at the meeting stated that as written the height limit was too low, and the power limit was too low. The developers suggested there were only a half dozen places in town that would be wind viable. Mike agreed, stating his opinion would be that it was going to be a balancing act of allowing increased size and power ratings vs. protecting the public and that specific locations mentioned by the developers might head the board towards an overlay. Bud stated we should identify the locations the developers had spoken of. Mike stated the developers had stated they would need 225KW up to 750KW machines 250-270 feet high to make it economically feasible. Stephen stated he had invited the developers to map out the sites so the PB could identify any nearby receptors. Don stated we should identify the sites before we moved to allow any changes in the present bylaws.

Marie stated hypothetically, if the sites were identified, then the PB could act on some type of overlay. Stephen stated the AG would frown upon specific parcels being identified. Marie stated the AG required the cell tower overlay to be specific. Stephen stated he had the makings of a question to town council to clarify what would happen with an overlay. Bud stated he felt we had created bylaw language that would apply to everyone and therefore protect everyone and we would not have to deal with the AG at all. The language would apply to all. Mike asked the PB to review what we had stated as the purpose of the bylaw.

1)Provide a permitting process for wind energy facilities so they may be utilized in a cost effective, efficient and timely manner to reduce the consumption of utility-supplied electricity.

2)Integrate these systems in the community in a manner that does not disrupt the character of existing neighborhoods and minimizes their impacts on nearby property values and on the scenic, historic, and environmental resources of the Town; and

3)Protect health and safety of the community, while allowing wind energy technologies to be utilized for citizens' general welfare.

Bud made a motion that the PB request the BOS allow the town planner to contact town council to ask get advice as to which way to proceed, language or overlay. Seconded Don. Voted AIF.

7:40p.m. Master Plan Public Forum Update

Stephen took the PB through an update of the public forum kickoff event. He asked for a good turnout of PB members. Already, 450 surveys had been returned. A brief discussion ensued regarding details of the event.

7:45p.m.

Bud made a motion to adjourn. Seconded by Don. The PB voted AIF to adjourn.

Respectfully submitted,
Michael Fortin

1 Attachment :

1) DPW road improvement certification Jan 2012.pdf- Letter from Josh Hall dated Jan 3, 2012
