



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

Phone: (978) 874-7414
swallace@westminister-ma.gov

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

MINUTES OF REGULAR MEETING

Monday, April 02, 2012
Room 222, Town Hall

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

Absent: Marie Auger, Andrew Sears

Additional Attendees: Noelle Berard

7:02p.m. Minutes

The Planning Board opened the meeting. Bud informed those present the meeting was being recorded. There was a motion by Don to approve the March 26, 2012 meeting minutes. Seconded by Mike. Voted AIF.

Continuation of Public Hearing

7:04p.m.-

Bud read the published public hearing notice for the Wind Bylaw Zoning proposal and reopened the public hearing.

A new section for Article IX (Special Provisions) that will regulate experimental, residential and small-scale commercial wind power facilities.

- Stephen explained he had received town councils recommendations to move the general siting standards and the maintenance and removal sections from the regulations to the bylaw and had done so in the updated drafts in front of the board.
- Mike noted that the Board had voted in the previous hearing to change the use table for residential turbines, but had failed to act on zoning districts areas allowed for small turbine use. Mike made a motion to change the use for small turbines from R-II and I-I and I-II with a Special Permit to just R-II with Special Permit. Mike spoke about Stephen's reasoning to not allow turbines on Industrial parcels due to the land that would be consumed for the wind facility that would not be available for factory use. Mike stated that the PB had not determined what the cost benefit of turbine use vs. factories and living wage jobs was and had no information on how to establish what the highest and best use on industrial land would be. Don agreed that vertical tower turbines would eat up land in industrial districts but stated he would like to see banks of horizontal turbines allowed on rooftops in industrial areas. Mike stated that as far as he was aware, only solar promoters had approached the Town about putting pv panels on roofs of factories. Stephen stated he would like to see some demonstrated demand before the PB got hung up on allowing turbines in industrial areas. The board could revisit it if there was future demand. After further discussion Bud asked for a member to call the question. Mike asked for a vote. Don seconded. The board voted AIF to amend the draft Bylaw.
- Bud asked for a recommendation of the PB to accept the Wind Bylaw as amended for annual Town meeting. Don moved the motion. Mike seconded. Vote AIF.

Don motioned to close the public hearing. Mike seconded. Voted AIF to close the public hearing.

7:30p.m.

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

Respectfully submitted,
Michael Fortin

2 Attachments :

- 1) Westminster Wind Energy Facilities Zoning Bylaw (New Section 205-39.3 under Article IX) DRAFT (5 pages)
 - 2) Wind Power Regulations DRAFT(10 pages)
-