



Town of Westminister

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD
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William C. Taylor, II - Chairman, Marie N. Auger - Vice Chair, M. Donald Barry Michael Fortin Jon Wyman

MINUTES OF REGULAR MEETING

Monday, October 09, 2012

Room 222, Town Hall

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

Additional Attendees: Mr. Brian Gemborys, Mr. Alan Belanger, Mr. Glen and Mrs. Linda Hines, Mr. Tuomo Peltakangas

7:00p.m.

The Planning Board opened the meeting. Mike informed those present the meeting was being audio recorded.

7:00p.m. *Minutes*

Motion by Jon to approve the September 24, 2012 meeting minutes. Seconded by Mike. Voted AIF to accept the minutes.

7:03p.m. *Approval Not Required (ANR) Plan for Brian Gemborys, 804 Whitney Road (no new lots being created, land transfer with the majority of the land being located in Gardner).*

Stephen explained the frontage for the lots was in Westminister but the bulk of the land is located in Gardner. Mr. Gemborys explained he bought the neighboring property consisting of 19.75 acres and was splitting 1.504 acres with 185 feet of frontage containing a house off from the 19.75 acres and intended to combine the remaining land with his present land. Jon made a motion to endorse the ANR plan. Seconded Mike. Voted AIF.

7:12p.m. *Continued Public Hearing on adding a definition for the term "shadow flicker" to the Wind Power Facilities Section of the Zoning Bylaw.*

Bud re-opened the hearing. Stephen explained that the AG had reviewed the May 2012 Wind Bylaw and asked for a definition for "shadow flicker" to be included in the bylaw. He had created a definition based on the industry accepted standard:

Amend Article IX (Special Provisions), Section 205.39.3 (Wind Power Facilities) to add new definition for "shadow flicker" under Item C (Definitions):

C. Definitions:

SHADOW FLICKER: a repeating cycle of changing light intensity that occurs when shadows caused by the rotating blades of a wind turbine pass over an object or across a window.

Bud asked for comments. The Board had none. The public had none.

Bud asked for a motion to closed the hearing. Moved by Marie. Seconded Don. Voted AIF.

Bud asked for a motion to forward the article to Town meeting. Marie moved the motion. seconded Jon. Voted AIF.

7:12p.m. *Continued Public Hearing regarding Site Plan Approval for Alan Belanger (Dig & Pour LLC) to use the property at the end of Rowtier Drive for an industrial use: excavation/foundation business and wholesale business with outside storage, truck terminal and recycling facility in an Industrial-II zoning district.*

Bud reopened the hearing. Mr. Belanger stated he had submitted his updated plan for quotes and expected to meet with the bank in the coming week. His intention was to take the town bonding money and combine it with a new tri-party agreement to complete the work. Don asked Mr. Belanger to make sure the tri-party agreement contained Station numbers when addressing completion of the work.

Mr. Belanger asked what had to happen when he intended to extend the road in the future. Bud stated he would have to appear before the PB. Marie stated he could amend the original subdivision plan if his intention was to complete the project as originally presented and approved by the PB.

Mr. Belanger stated to Mr. Hines that Verizon had found their original plans for phone service and he was in possession of them. Mr. Hines asked about a proposed 6" sub-drain that was located near the other utility trenches. Mr. Belanger stated that it was on the original plans. Mr. Charles Billiter from Pine Tree Power asked for all storage of carbon based steel be covered to prevent iron run-off and that dust and fugitive emissions be limited by wetting them to prevent an air cooled condenser from being blocked.

Marie stated the original drainage calcs could be found under the original name of the park The Business Park at Westminster.

Bud asked for a motion to continue the hearing until the next meeting date of October 22 2012 at 7pm. Moved Jon. Seconded Marie. Voted AIF.

7:31p.m. MRPC Wachusett Smart Growth Corridor Plan – Comments on Transportation Section.

The PB reviewed the draft letter to the MRPC. There were minor changes. Signage for foot traffic to direct traffic to the Mid State trail via Turnpike Road and Waterman Lane, and concerns about the traffic impacts through areas in town that might not be encompassed by the radius but would feed traffic into the radius. Bud asked for a motion to send the letter with the amendments. Motion moved by Jon. Marie seconded. Voted AIF. Don asked for the PB to receive a signed receipt from MRPC to acknowledge the letter.

7:46p.m. Pay Bills for zoning amendment hearings for the wind and cell tower amendments.

Stephen presented the PB with an advertising bill from the Gardner News of \$156.33 for both hearings. Don motioned to pay the bill. Seconded Marie. Voted AIF.

7:47p.m. Zoning Books.

Stephen stated he would like to start using a preliminary procedure manual for PB member use that would include all up to date PB documentation in place of the present practice of issuing new Zoning Books that need to be replaced every time a change is made. Marie stated the up to date zoning regulations and bylaws were on the web. The PB agreed to welcome the procedure manual when ready.

8:52p.m.

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

Two, can you believe it??
Just Two Pages of Minutes
Respectfully submitted,
Michael Fortin

4 Attachments :

- 1 Approval Not Required (ANR) Plan for Brian Gemborys, 804 Whitney Road dated September 20 2012 .
 - 2 Flicker Definition Amendment for Wind Power Facilities/ Section 205.39.3 of the Zoning Bylaw
 - 3 Site Plan for Temporary Cul-De-Sac Rowtier Drive prepared for Alan Belanger dated 09/14/2012
 - 4 Draft letter to MRPC with comments on Wachusett Smart Growth Corridor Plan – Transportation Section Dated October 11, 2012
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