



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, Brett Pinkerton Michael Fortin Jon Wyman

MINUTES OF REGULAR MEETING

Tuesday, May 14, 2013
Room 222, Town Hall

Attendees: Marie Auger, Bud Taylor, Mike Fortin, Jon Wyman, Brett Pinkerton, Town Planner Stephen Wallace

Additional Attendees: Ms. Kimberly Petalas/Gardner News, Mr. Jamie Rheault/Whitman & Bingham Assoc.

7:00 p.m.

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

7:00p.m. *Minutes*

Marie made a motion to approve the April 23, 2013 meeting minutes. Seconded Jon. Voted AIF to accept the minutes.

7:01p.m. *Designation of Planning Board officers*

Bud asked for nomination of officers. Brett nominated Bud for chairman. Seconded Jon. Mike nominated Marie for vice chair. Seconded Jon. Jon nominated Mike as Secretary. Seconded Marie. Marie asked to vote the nominations as a block. Seconded Mike. PB voted AIF to elect nominated officers as a block.

Planning Board appointments to regional planning agencies: Montachusett Regional Planning Commission and Montachusett Joint Transportation Committee

Bud asked for PB appointments to MRPC and MJTC. Jon agreed to stay on as MJTC appointee. Mike agreed to stay on as MRPC appointee. Marie wanted to continue as Trail Coalition and Open Space rep. All were in favor.

There was brief discussion about the recently received letter from the DOT OIG regarding the Wachusett Station Project. Bud asked that members of the PB continue to speak as one voice when commenting to the press and asked for individual member comments in open meeting. Jon was surprised they declined to look into the request further. Mike commented that it looked like a form letter with the project name spelled wrong not once but twice. Mike stated it was his opinion it showed how much or little the OIG had actually reviewed the material. Bud commented that the PB did their part as requested by the Selectmen. He stated that there may be other federal investigation that may be ongoing even if the OIG had closed their investigation. Stephen stated it still does not forgo asking them to take post construction sound measurements and compare them to state standards. Bud asked for members to continue to talk as a team.

7:11p.m. *Preliminary consultation for potential subdivision off of Newton Road, Wachusett Realty Trust, David Murphy Trustee, Jamie Rheault from Whitman & Bingham representing.*

Mr. Jamie Rheault from Whitman & Bingham presented a plan for discussion regarding reviving a subdivision off Newton Road. He stated it would be submitted latter in the summer but wanted to explore possibilities before submitting a preliminary plan. Mr. Rheault was asking the PB for permission to speak to the fire chief about any safety concerns in regards to going with a wider road of continuous pavement with no center strip instead of a divided boulevard. The PB had no issues with it. There would be a parcel conveyed to the town to access open space/town forest to the rear (north) of the road and another access

parcel to abutter land at the west of the road. Stephen asked if Mr. Rheault was still willing to all the other conditions listed on the 2007 plan to which he replied yes. Bud asked members for questions. Marie asked the width of the access to the DCR state park land. She would like to see it wide enough for DCR access requirements. Mr. Rheault said he would get a letter in writing from DCR. There were questions about the 55 acre parcel that was the abutter land. Mike asked if the plan would stay at 10 lots. Mr. Rheault replied yes. Jon asked about the abutter land and how it related to the land in Hubbardston off Streeter Road. Brett liked the idea of the wider road for safety access of Newton Road.

There was a question of a technical review. Marie suggested filing a final subdivision plan rather than a preliminary to save the fees and time. If submitted as presented with only the roadway change it would remain straightforward and would not require a preliminary plan.

7:30p.m. Preliminary discussion regarding a ground-mounted solar power project on Fitchburg Road, Jamie Rheault representing.

Mr. Jamie Rheault stated Whitman Bingham would be submitting a plan for a solar 3 meg solar project. Mr. Rheault asked about the process that would need to take place, peer review?, one two three month process?, and what the summer schedule of the board was. The project was up against some time deadlines and the Westminster location would be evaluated against other sites in Ashburnham, Fitchburg, or Leominster. Bud asked what the zoning classification would be. Mr. Rheault replied residential and lot coverage would be 25 to 30 percent. Stephen stated there would be a special permit involved and a dimensional variance needed from the ZBA. Mike asked if abutters would be affected. Mr. Rheault stated the nearest abutter would be 500 feet away. Whitman Bingham had designed over a dozen projects and would hire a landscape architect to address any abutter concerns that might come up at a public hearing. Brett was concerned with abutters and their concerns would be addressed. Stephen asked who would be buying the power. Mr. Rheault stated there were private and public limits that would guide whether the power could be offered to the town. Stephen suggested Mr. Rheault meet with the Energy Advisory Committee to discuss those possible details.

7:42p.m. Westminster Business Park Phase II Roadway review.

Bud stated it appeared that there was work being done outside the roadway earth removal permit and the lot 7 earth removal permit to the left of the phase II roadway(unpermitted lot 6). Marie stated there was a clerk of the works that should be contacted. Mike stated he had observed gravel from the MBTA project parcel 4A being placed onto land outside the MBTA parcel and clearly beyond stream #2, to the left of the roadway into Phase II of Westminster Business Park. Mike stated if that was the case, it was his concern that the town was unnecessarily being penalized in the completion of the park by the MBTA failure to plan properly in the removal and disposition of the earth from lot 4A. The completion date of the park would be extended by the MBTA not complying with gravel permits. Stephen suggested having McCarty resume monthly inspections and ask them to report if the business park was in compliance with existing permits. Bud also asked Stephen to write a memo to the BOS indicating the PB was asking for an engineer review of the work being done.

7:48p.m. Rebanna Road update.

Stephen stated the PB was in possession of a \$5K bond with \$115K of outstanding work remaining. The owners would appear at the next meeting to discuss their plan to complete the work. Stephen stated he had spoken to Josh Hall/DPW and would like to follow Josh's lead if the owners present a reasonable timeframe for completion of the road.

7:52p.m. Review Village at Old Mill

Stephen asked the board to handle it like Rebanna Road. Have Josh Hall/DPW cost out the remaining work. Ask the owners to come in and review a completion timeline. Stephen stated that unlike Rebanna Road, there was a \$775,000 bond on the project. Stephen discovered the original bond in the PB folder and stated he would deliver it to the town treasurer's office. There was discussion about repairs to the upper road that had been done in 2010.

8:00p.m. Adjourn.

Brett made a motion to adjourn. Seconded Marie. The PB voted AIF to adjourn.

3 Pages of Minutes
Respectfully submitted,
Michael Fortin

4 Attachments :

- 1 PB letter to Mr. Ronald Peabody PRM Capital Investments LLC(Rebanna Road) Dated May 6, 2013. 1 page.
 - 2 List/Cost Estimate of remaining work on Rebanna Road from DPW dated April 2013 1 page.
 - 3 PB Certificate of Action for Rebanna Road REG DEED Bk 5852 Pg 259 #23456 Dated 09-15-2005 3 pages.
 - 4 Plan titled "Preliminary Subdivision Plan for a 10-Lot Conventional Subdivision in Westminister Massachusetts" W&B dated January 22, 2007. 1 Sheet 34x44
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