



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, June 25, 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. Terry Aho/RayTek Construction, Mr. Matthew Longman/Seaboard Solar LLC, Mr. Michael McGuire PE G&S Solar & Sun Ray Power

7:02 p.m.

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

7:02p.m. *Minutes*

Jon made a motion to approve the June 11, 2013 meeting minutes. Seconded Marie. Voted AIF to accept the minutes.

Bud asked the board members to respect the gavel and not talk over each other. He had been informed of three separate requests asking the PB to converse one at a time.

7:03 *Approval Not Required (ANR) plan for Ray-Tek Construction (lot line adjustment involving two lots off of Bean Porridge Hill Road).*

Mr. Terry Aho told the board that a lot line was being adjusted from a previous plan the PB had reviewed to accommodate lot area for remaining land after one of the lots was sold. After brief discussion Marie moved to endorse the plan as presented. Seconded Mike. The PB voted AIF to endorse the plan.

7:09p.m. *Public Hearing - Continued : Site Plan Review Application to install a roof-mounted solar array on an existing warehouse building at 100 Simplex Drive. Solar MA Project Management Series III, LLC is the Applicant, and NIP Owner LLC is the Property Owner.*

Stephen informed the PB that the applicants could not attend the June 11th meeting and the PB had continued the public hearing that was opened at that time to June 25th. Stephen reminded the PB the project had been reviewed by the other town boards and the Fire Dept. and there was no feedback. Mr. Mathew Longman made a presentation to the board. Mr. Longman showed the PB a rendering of the rooftop array. 127,000 sq. ft. roof of which 120,000 sq. ft. will be covered. 88% coverage. Leasing roof from owner. Project is being run by Seaboard Solar, plans designed by engineering firm Prime Solutions for G&S Solar who will be involved as the project moves forward. The project is one of a few different projects they are working on in Massachusetts in order to secure the SRECS. (Solar Renewable Energy Credits) Power will be fed into the grid. They are still in the process of applying for the SRECS.

Mike asked what would happen to the panels at the end of their life/contract. Mr. Longman described upgrading the roof so that it will last the life of the contract. Stephen asked who would own the panels. Mr. Longman answered they would own them for the life of the lease. Mike asked how the panels would be secured to the roof. Mr. Michael McGuire PE described a ballasting system that would hold the panels to the roof but not penetrate it. Mike asked what would happen if the

panels were damaged or the roof needed repairs before the end of the contract. Marie said the town had been through this before with Pine Tree Power and the equipment was taxed.

Jon asked about the low angle shown on the rendering. Mr. McGuire stated the panels were mounted at a low angle to maximize roof coverage and it was a trade off of quantity of panels, vs shadowing and wind message. Jon was concerned about glare and sight lines of neighboring residents. Mr. Longman stated the low (10%) angle would prevent ground glare and would not be visible a short way away from the building.

Brett was concerned about roof longevity. Mr. McGuire stated most agreements had a clause that the panels would be removed and the roof repaired half at a time if needed. Mr. Longman stated a structural report submitted with a building permit application would contain answers to most of the roof questions.

Bud asked Mr. Longman for a list similar projects they have completed or are working on. Bud asked Stephen to invite Ms. Heather Billings from the Energy Advisory Committee to the next meeting.

Mike made a motion to continue the hearing to July 9th so the proponents could gather answers to the following PB questions: 1) What happens if the panels are damaged. 2) Panel removal at end of their life. 3) Proof the roof can take the structural load, 4) How the panels would be taxed. 5) A list of similar projects completed by the proponents. Seconded Marie. Mr. Longman stated he would attempt to supply the PB with the answers to the questions before the continued public hearing. The PB voted AIF to continue the public hearing to July 9th 2013.

7:38p.m. Discuss options for zoning marijuana dispensaries.

Stephen described the temporary moratorium voted at ATMeeting. Stephen told the Board the State had recently issued rules and regulations.

- Stephen issued the PB a June 17th memo.
- 35 facilities State wide, no more than 5 per county.
- Stephen was hearing from the planning community that signage would be similar to the adult use sign regulations now in place.
- Stephen stated he found it odd that the State was considering 10 ounces would be a
- Cash only might present safety issues. The Board would need to consider developing NON vegetated buffers around facilities and parking areas and review lighting standards.
- Not within 500 feet of a school/can be stricter.
- Buildings and floor plans confidential/only available to building departments, Fire and Police Departments.
- Include bylaw in General Bylaws to prevent Agricultural Exemptions, and include it in the table of uses as an allowed use in the zoning bylaw for enforcement reasons.

Stephen was ready to craft a draft bylaw for the Board's review.

7:57p.m. Planning Board liaison reports.

Jon: attended a MJTC meeting which nominated Jon as Secretary for the coming year. Train is not running all year on weekends for rail improvements, all of 2014 and five months in 2015. State only funded about half of chapter 90 money \$300M passed/\$150M apportioned...town share \$310K.

Stephen stated road status map is being updated which may yield higher chapter 90 monies in the future. Based on road miles population and employment.

Jon discussed Rt 140 at Gatehouse Rd. culvert. It appears that the culvert will have to fail before anything will be done about it.

Mike/Master Plan had Jeff Lacey as a guest speaker. Asked members to review material included in their packet from Mr. Lacey.

Mike asked PB members to read the published chapters of the Master Plan and provide feedback for the Town Government chapter in August. The MP Committee will ask the Town to vote acceptance at May 2014 ATMeeting.

Marie: MRPC is updating trail maps. Trails at Crocker Pond do not appear to be open to the public. Stephen stated there appears to be no policy. Selectmen will be addressing the issue at an upcoming meeting.

There was discussion about the MRPC Transportation Chapter of the Wachusett Smart Growth Analysis and the need to get the railway overpass bridge in Westminster over Rt. 2A at Depot Road included for improvement.

8:09p.m. Adjourn.

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

3 Pages of Minutes
Respectfully submitted,
Michael Fortin

4 Attachments :

- 1 ANR application and Plan for Bean Porridge Hill Road prepared by Szoc Surveyors dated 06 13 2013. 1 page.
- 2 11x17 Rendering of rooftop mounted panels from Seaboard Solar LLC. not dated. 1 page.
- 3 Plan set for G&S Solar Installers, LLC prepared by Prime Solutions Inc. dated 4 22 2013. 8 pages.
- 4 Medical Marijuana memo from Town Planner dated June 17 2013. 2 pages.