



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, July 09, 2013
Room 222, Town Hall

Attendees: Marie Auger, Bud Taylor, Mike Fortin, Jon Wyman

Absent: Brett Pinkerton, Stephen Wallace

Additional Attendees: Mr. Matthew Longman/Seaboard Solar LLC, Mr. Michael McGuire PE, Avoca Engineering

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 25, 2013 meeting minutes with two minor amendments. Seconded Marie. Voted AIF to accept the minutes with amendments.

7:03 *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.*

Bud told the Board that Mr. Longman had answered the Boards questions from the previous meeting. He asked if everyone on the PB had time to review the written responses. John asked about the tax assessment. Bud answered the assessor had confirmed that the taxes on the array and associated equipment would be assessed as personal property. Mike asked Mr. Longman to be clear that Solar MA Project Management Series III, LLC would be the owner of the project for the term of the lease. Mr. Longman answered yes, unless the company was sold. Mike asked Mr. Longman to confirm that Solar MA Project Management Series III, LLC would not be selling power the company that owned the building the array would be placed on. Mr. Longman answered they would not be selling power to the owners of the building, NIP LLC. Mr. Longman explained to the PB there had been some confusion about his answer to the tax question asked by the PB at the previous meeting and subsequently answered by him in his memo to the PB regarding MGL Chapter 59 Section 5. Marie had no questions. Mr. Longman asked to talk to the town about a PILOT program. he stated that the project would not work financially with the project being taxed as personal property. The PB referred Mr. Longman to seek the help of the BOS and the Town Administrator and Town Assessor regarding any PILOT program.

Bud asked for a vote to close the public hearing. The PB voted AIF to close the hearing.

Bud explained to the applicant that a draft decision would be drawn up and if approved by the PB members, could be signed as a final decision. Mike made a motion to approve the Site Plan decision contingent upon all members approval of the Draft Site Plan decision and to allow the Chairman to sign the approved decision. Seconded Marie. Voted AIF.

7:17p.m. *Review and Comment on upcoming Zoning Board case: Susan & Natalia Cascio, construct an above-ground swimming pool within the front yard setback at 48 Battles Road.*

Bud asked for comments from the Board. Discussion followed with the PB concluding that they would send an email to Don Frigaletto stating the PB supports the applicants placement of the above ground pool.

7:28p.m. Planning Board liaison reports.

Jon, representing the PB on the MJTC, asked about commenting on the Eaton Street traffic study. bud stated he had attended the technical review meeting on Cumberland Farms. An audio tape had been made and would be forwarded to Stephen and made available to PB members. Bud spoke briefly about the traffic study that the proponent had submitted.

Bud spoke briefly about a potential General Dollar being planned for the corner of Batherick/Rt.2A/Depot on a property zoned CII.

7:34p.m. Adjourn.

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

2 Pages of Minutes
Respectfully submitted,
Michael Fortin

3 Attachments :

- 1 Email from Stephen Wallace concerning Assessor tax determination for Solar MA Project Management Series III, LLC dated 7/2/2013. 1 page.
- 2 Letter and question/answer sheets from Mr. Mathew Longman/ Solar MA Project Management Series III, LLC dated Feb 7, 2013. 3 pages. (note Feb. date incorrect on letter)
- 3 ZBA paperwork application package for Cascio. 13 pages.