

WARREN PLANNING BOARD  
MINUTES OF FEBRUARY 7, 2012

Present: Mr. Bill Ramsey; Chairman, Mr. Peter Krawczyk, Mr. David Messier and Mrs. Melissa Sepanek

Absent: Mrs. Susan Libby

Attendees: Mr. Bill Scanlan, Town Planner

---

Opened the Meeting at 6:30 PM.

**Comments and Concerns:** The Board briefly addressed the issue of the PILOT payment for the proposed solar farm that will be before the voters on Thursday, February 9, 2012. Mr. Scanlan offered some insight into the difference between the wholesale and retail rate. Due to the size of this particular project, the developer would fall under wholesale rate. Ultimately any monetary issue between the town and the developer falls within the Board of Selectmen's jurisdiction.

**Mill Conversion Overlay District:** The MCO is a newly drafted bylaw that the Board is hoping to put before the voters for consideration at the Annual Town Meeting in May. Persistent concerns were expressed from Mr. Messier regarding the possibility of low income housing with the prospects of a casino nearby. Mr. Krawczyk feels that Building #13 should be approved for housing units. Mr. Messier believes that too many families will increase the burden on the school system at the taxpayers cost.

Mr. Scanlan stated that this bylaw will attempt to lower the density while MDP Development will partially get what he is looking for in an economically feasible manner. This also gives the town control to steer development in the town's best interest. Mr. Krawczyk expressed his concern over the possibility of the property owners walking away and therefore leaving the town with a huge burden. Both Mr. Krawczyk and Mrs. Sepanek feel that allowing Mr. Marcotte to proceed with 35 units in Building #13 is fair. Mr. Krawczyk stressed the fact that Mr. Marcotte has been asked several times to provide a conceptual plan for the residents to see. He explained that it is very hard to support something without knowing what it is. Once a conceptual plan is provided it would allow residents to offer comment on such a development. Mr. Krawczyk and Mrs. Sepanek are in favor of sending Mr. Marcotte a copy of the draft bylaw while Mr. Messier is against it. Mr. Ramsey reluctantly agreed to have Mr. Scanlan forward Mr. Marcotte a copy of the draft.

In order for a clear line of communication to be open between what the residents are looking for, the Board will hold an information meeting at the elementary school in West Warren on March 21, 2012 at 6:30 PM. The Board will also request that the meeting be televised.

**Peer Review – EOSOL Americas:** Concerns arose over a supposed relationship between Graves Engineer, Inc., and EOSOL Americas legal counsel. The extent of their relationship, if any, is unknown to this Board. After obtaining permission from Mr. Delanski, Chairman of the

Board of Selectmen, a request was made to our counsel for clarification on several issues. Town Planner, Mr. Scanlan, verbally authorized Graves Engineering to proceed with the review. A check in the amount of \$6,500.00 was received from EOSOL Americas and a revolving account was created with the Treasurer's Office as required.

Currently, the town's policy is to have all contracts review by counsel and approve as to form. The Planning Board is also required, at a duly posted meeting, to vote and sign the contract prior to the authorization to proceed. Graves Engineer, Inc. is aware the Public Hearing for the project is scheduled for the 22<sup>nd</sup> of February and will be prepared to present their findings at that time.

**Other Business:**

Motion to sign payroll for Rebecca Acerra in the amount of \$176.85 and \$128.31 made by Mrs. Sepanek; second: Mr. Messier –unanimous.

Motion to sign the invoice for Wm. Scanlan in the amount of \$1,300.00 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

The Board reviewed the expenditure report as of 2/1/12.

Motion to Adjourn made by Mr. Messier; second: Mrs. Sepanek – unanimous at 8:35 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

Date Approved\_\_\_\_\_