

**RESULTS OF  
SPECIAL TOWN MEETING  
SEPTEMBER 8, 2011**

**78 VOTERS ATTENDED**

Moderator, Vincent McCaughey, called the meeting to order at 7:00 PM. More than a quorum of 25 were present. The following action was taken on articles:

**ARTICLE 1: VOTED UNANIMOUSLY** that the Town amend the Warren Zoning By-Laws by adding a new Section 12, Solar Energy Facilities; by amending Section 1.4, Definitions, by adding new definitions for Large Solar Energy Facility, Small Solar Energy Facility, and Rated Nameplate Capacity; and by amending Section 3.2, Use Regulation Schedule, by adding new lines and noting the manner of approval in each district for Large Solar Energy Facility, Small Solar Energy Facility, Renewable/Alternative Energy R&D Facility, and Renewable/Alternative Energy Manufacturing Facility as set forth in the handout provided at Town Meeting and attached to this motion. (2/3 Vote Required)

Susan Libby, Planning Board Member read the following report: In accordance with Massachusetts General Laws, Chapter 40A, Section 5, the Planning Board conducted a public hearing on August 31, 2011 to review Article 1. The Planning Board recommends approval of Article 1.

**MOTION MADE AND SECONDED:** I move to give Town Planner, Mr. William Scanlan, permission to speak on behalf of the Planning Board. **VOTED UNANIMOUSLY**

Town Planner, Mr. William Scanlan, gave an overview of the By-Law. Zoning Board of Appeals Member, Mr. Ronald Leger, asked a few questions; please explain the difference between a small and large solar facility and name plate capacity. Section 3.2 renewable energy/alternative energy, he asked if it was just solar or if there are plans for other types of renewable energy. It was explained that a small solar facility is less than .1 megawatt (size of home roof panel) and a large solar facility is more than .1 megawatt. Rated nameplate capacity is the amount of power generated. The provision for renewable/alternative energy has to do with commercial manufacturing of components/equipment only. Conservation Commission Member, Mrs. Joyce Eichacker, asked if there is a means of disposal or sufficient money to dispose of hazardous material. Mr. Scanlon explained that the Planning Board would have the discretion to set the amount that the company has to put aside to handle the hazardous removal. Also, they have the authority to hire outside consultants to guide them. Resident, Mr. James Neils, asked how the Town would benefit? Selectman, Mr. Robert Souza, explained in great detail that this would be an economic windfall; it puts our Town in the forefront of new technology and state approved economic development; it would bring manufacturing into our area; a solar facility could produce an electric savings in our municipality of up to \$30,000.00 or 20% per year. The State has approved an incentive of 200 megawatts of solar power; there is a pending proposal for a facility that will produce eighteen (18) megawatts in Warren. This By-Law is not giving permission to build a site. It would allow the Town to negotiate with companies interested in building a solar facility. The proposed projects would still need to meet site plan review in the rural districts with the Planning Board as well as the Conservation Commission. Mr. Leger said he agreed with Mr. Souza, however, he still had a problem with alternative energy. He felt it was opening up a Pandora's box. At this point, Mr. Leger proposed amending the By-Law to drop the renewable/alternative energy. Mr. Souza said you should first look at possible businesses coming into the Wright's building for Research & Development; but said he would support the amendment if it meant passing the By-Law.

**AMENDMENT – MOTION MADE AND SECONDED:** I, Mr. Ronald Leger, move to amend motion 3.2 numbers 6 & 7 to remove the term "ALTERNATIVE"; to now read:

6. Renewable Energy R&D Facility
7. Renewable Energy Manufacturing Facility

**AMENDED MOTION – DOES NOT CARRY**

**AMENDMENT – MOTION MADE AND SECONDED:** I, Mr. Harold Gushue, move to vote on Article 3 before Article 2.

**AMENDED MOTION – DOES NOT CARRY**

**ARTICLE 2: VOTED UNANIMOUSLY** that the Town authorize the Board of Selectmen to submit an Economic Opportunity Area Application, pursuant to the provisions of Massachusetts General Laws, Chapter 23A, Section 3A-3F, to the Massachusetts Economic Assistance Coordinating Council designating the property located at 82 Bridges Avenue, Warren, Massachusetts 01083, shown on Assessors' Map 18, Block 0, Lot 40 and recorded in the Worcester District Registry of Deeds as Certificate of Title Number 10394, as an Economic Opportunity Area as set forth in the handout provided at Town Meeting and attached to this motion.

**ARTICLE 3: VOTED UNANIMOUSLY** that the Town approve a Tax Increment Financing (TIF) Agreement and Tax Increment Financing (TIF) Plan with Warren Pumps, LLC and Portland Valve, LLC of 82 Bridges Avenue, Warren, Massachusetts pursuant to the provisions of Massachusetts General Laws, Chapter 40, Section 59, in connection with the development of the property located at 82 Bridges Avenue, Warren, Massachusetts 01083, shown on Assessors' Map 18, Block 0, Lot 40 and recorded in the Worcester District Registry of Deeds as Certificate of Title Number 10394 substantially in form as is on file with the Town Clerk, and to authorize the Board of Selectmen to submit an Economic Opportunity Area Application, Tax Increment Financing Plan, and Certified Project Application to the Massachusetts Economic Assistance Coordinating Council, all relating to the project as described in the TIF Agreement, and to take such other actions as may be necessary to obtain approval of the Certified Project Application, the Economic Opportunity Area contemplated under Article 2 of this warrant, the Tax Increment Financing Plan and TIF Zone, and to implement the TIF Agreement as set forth in the handout provided at Town Meeting and attached to this motion.

Business of the meeting being completed, a motion was made and seconded to adjourn the meeting at 7:50 PM.

Respectfully Submitted,

Nancy J. Lowell, Town Clerk