

WARREN PLANNING BOARD
MINUTES OF January 07, 2019

PRESENT: Mr. William Ramsey: Chairman: Mrs. Susan Libby Vice-Chairmen; Mrs. Melissa Sepanek; Mr. Derick Veliz; Mr. Robert Souza

Absent: All Present

ATTENDEE: See List

Meeting was called to order at 7:15 PM

7:15pm- Public Hearing for Special Permit No. 289 & Site Plan No. 57 for ZPT Energy Solutions II, LLC. The Applicant is requesting to construct and operate a 3.0 MW Ground-Mounted Solar Energy Facility. The Property is located on Reed St. also known as Assessors Map 9 Lot 40 which is located in the Rural District.

Abutters notification and publication was done in accordance with the provision of Chapter 40A, 11 of the Massachusetts General Laws.

Chairman William Ramsey opened the Hearing by recusing himself. Vice Chairman Susan Libby continued with the Hearing.

Mr. George Kiritsy, Esq. objected to the Chairman recusing himself from the Hearing.

Mrs. Libby pointed out we still have four members so the Hearing can continue. Mr. Kiritsy asked for a minute to speak with his clients to see if they wish to continue. ZPT agreed to proceed with the Hearing.

Barry Skoultchi and Stephanie MacDonald presented the Project.

Document submissions included Special Permit & Site Plan Application, Application Fee, Permitting Plans Hazardous Material & Spill Prevention Plan, Glare Analysis, One Line Electric Diagram, Major Systems Components, Decommissioning Plan, Operation & Maintenance Plan, Stormwater Management Report, Proof of Liability Insurance, Zoning Map, Utility Notification, Emergency Response Plan, Letter of Intent.

Comments & Concern with the Project.

Mr. Veliz has concerns on the south east side with the water runoff doing damage to the abutting Lot.

Mrs. Libby wants to know how close are the neighbor and to the former Junk yard the project will be. Answer, Neighbors will not see the Panels and the Project is thousands of feet from the former Junk Yard.

Mr. Souza wants to know how many trucks per day will be traveling on the Road. They will get back to us with the answer. Concerns the heavy trucks will destroy the Road and would they repair the Road, Mr. Skoultchi said they would fix the road and the Board could put this as a condition.

Mr. Souza was also concerned with the entrance to the project as it's on a sharp corner that has had accidents. Answer they cannot due to wetlands.

At this time (8:05pm) the motion was made to continue the Hearing to January 28, 2019 @ 8:30 made by Mrs. Sepanek; second Mr. Souza- 4 yes votes 1 recused (Mr. Ramsey)

Payroll/Bills/Budget

Motion to approve and sign payroll for Kathleen Czub in the amount of \$230.30 & \$ 213.85 made by Mrs. Sepanek: second Mr. Souza; - 4 yes votes- 1 absent (Mr. Ramsey)

Motion to approve and sign invoice for Turley Publications, Inc for SP # 289 & SPR # 57 in the amount of \$ 195.93 made by Mr. Souza; second Mrs. Sepanek – 4 yes votes- 1 absent (Mr. Ramsey)

Motion to approve and sign invoice for Turley Publications, Inc for SP # 290 & SPR # 58 in the amount of \$ 212.26 made by Mr. Souza: second Mrs. Sepanek- 4 yes votes- 1 absent (Mr. Ramsey)

Motion to approve and sign invoice for Graves Engineering for SP 281 & SPR # 49 in the amount of \$ 748.00 made by Mr. Souza: second Mrs. Sepanek- 4 Yes Votes- 1 absent (Mr. Ramsey)

Motion to approve and sign invoice for Graves Engineering for SP# 282 & 283 & SPR# 50 &51 in the amount of \$ 320.75 made by Mr. Souza: second Mrs. Sepanek- 4 Yes Votes- 1 absent (Mr. Ramsey)

Minutes

Motion to approve and sign Minutes from December 03, 2018, December 10, 2018 and December 17, 2018 as written made by Mr. Souza: second Mr. Veliz- 3 yes votes- 2 absent (Mrs. Sepanek @ time of the Meeting & Mr. Ramsey tonight)

Chairman William Ramsey re-enter the Meeting @ 8:15

8:15pm-Continue Public Hearing on Special Permit No. 281 & Site Plan No. 49 for Syncarpha Capital LLC. The Applicant is requesting to construct and operate a 4.98 MW Ground-Mounted Solar Energy Facility. The Property is located on Little Rest Rd. also known as Assessors Map 11 Lots 82 & 83.3 which is located in the Rural District.

Comments & Concerns with the Project.

A major concern is the access rd. to the project. (Buffer, Utilities, Amount of trucks entering during the construction.) Mr. Ramsey instructed them to speak with Highway about drainage from the Road. Get written permission to use Towns drainage.

Mr. Ramsey asked if they looked into putting the access Road in a different place. The Road is very close to the abutter Home and Septic, concerns the water runoff from the Road would ruin the Septic System. Also, the truck in and out so close to their home.

How many Poles? Syncarpha says they are paying to put the wires underground. National Grid has final say.

Question was made if the Road should have a 150 ft Buffer.
Damage to Little Rest Road who will repair it. Syncarpha said they would repair the Road.

Also, a major concern with water runoff near a well.
Concern of adding to the wetlands.

The Board will ask Graves to look at it again to see if more can be done to slow the water down not to have so much running down to disperse it more not creating more wetlands.

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Hearing will Continue February 4, 2019 @ 7:20

Next Meeting Date: January 14, 2019 @ 7:15pm

Motion to Adjourn made by Mrs. Libby: second; Mr. Souza– 5 yes votes @ 9:50

Respectfully submitted,

Kathleen M Czub
Secretary

Date Approved