

**WARREN PLANNING BOARD
MINUTES OF July 15, 2019**

PRESENT: Mrs. Susan Libby Vice-Chairmen; Mrs. Melissa Sepanek; Mr. Derick Veliz

Absent: All Present

ATTENDEE: See List

Meeting was called to order at 7:15 PM

7:15pm- Motion to appoint David P. Dufresne to the Planning Board made by Mrs. Sepanek: second Mr. Veliz- 3 yes.

Continue Remand Public Hearing on Special Permit # 281 Site Plan # 49 for Syncarpha Capital, LLC. The Applicant is requesting to construct and operate a 4.98 Ground-Mounted Solar Energy Facility. The Property is located on Little Rest Road also known as Assessor's Map 11 Lots 82 & 83.3 which is located in the Rural District.

Hearing is continued to August 5, 2019 so new member David P. Dufresne has time to review all materials for Syncarpha's Solar Project.

7:19pm-Continue Public Hearing for Site Plan No. 59 for ZPT Energy Solutions II, LLC. The Applicant is requesting to construct and operate a Ground-Mounted Solar Energy Generating Facility. The Properties are located on Bragg Road also known as Assessors Map 10 Lots 24, 24.1 & 27 which are in the Rural District.

Adam Christie & Dan Delaney Representatives for ZPT Energy Solutions, LLC. George Kiritsy, Esq

A list of questions was given to the Board and ZPT by the abutters at the prior meeting on June 17th.

Written reply was rejected by ZPT. ZPT did answer the question verbally.

Question are on the next page.

Answers

#1- ANRAD are mailed by the Applicant, they must show proof to the Conservation Committee proof of mailing. With the Planning Board the Office does all the mailings so we do not need to certified, we do an Affidavit that is stamped by the Post Office and notarized by the Town Clerk that the mailing was done.

#2- ZPT offers a service and looks for land and owners of properties.

#3- On the Plans

#4- Not required

#5- Feeder line to sub-station

#6- On Plans

#7- Within the fence area

#8- 7 months

Public Record

Questions/Concerns for ZBT
June 17th
Planning Board Meeting

Written reply requested
[Signature]
[Signature]

1. When a solar project is declared/initiated, doesn't the solar company have to notify abutters and anyone within 300 ft. of the proposed site by certified mail? We got a certified letter for the ANRAD, but that was it.
2. As a company, how do you decide whether a site is appropriate for a solar field?

Do you do an environmental impact study first?

3. How familiar are you with the boundaries and landscape of abutting properties?

The drawing shows no retention pond on the west side. It is very steep. There is a pond, dam, and stream below.

4. Approximately how many trees are within the 51 acres proposed to be clear-cut for this solar field?

are any trees in the wetlands to be cut?

If each tree has the potential to store 100-300 gallons of water, how much pasture grass would be needed to equal the storage/absorption capacity of one tree? What is the ratio?

** How long would it take to clear 51 acres of trees?

5. What is the route the trunk line would follow to hook into the grid?
6. What is the plan to gain access to the land proposed for the field? (Logging trucks, equipment trucks, worker vehicles, etc.

The existing access from Bragg is narrow and steep. On the west side there is a historic stone wall, mature shade trees, and a culvert. On the other side, there is a telephone pole near the proposed entryway.

7. Where would the staging area be?
(Bragg is a narrow, fragile road. It could not accommodate large vehicles or a large number of worker vehicles and remain open for thru traffic)
8. What is the timeline for a project like this – start to finish?

Concerns

The Road is not wide enough. Also entrance to the driveway.

Land being in Chapter.

Town Counsel tried to explain the Chapter Law also the Counsel for ZPT tried, abutters would not except their answers.

The Hearing was getting out of control.

The motion was made to close the Public Hearing for ZPT Energy Solutions II, LLC made by Mrs. Sepanek: second Mr. Veliz- Roll Call Vote- Mrs. Sepanek yes- Mr. Veliz yes- Mrs. Libby yes

Minutes

Motion to approve and sign minutes from June 17, 2019 made by Mrs. Sepanek: second Mr. Veliz- 3 yes votes.

Payroll/Bills/Budget

Motion to approve and sign payroll for Kathleen Czub in the amount of \$261.30 & \$281.92 made by Mrs. Sepanek: second Mr. Veliz- 3yes votes.

Motion to approve and sign invoice for GateHouse New England T & G for SP# 281 & SPR # 49 in the amount of \$141.97 made by Mrs. Sepanek: second Mr. Veliz- 3 yes votes.

Motion to approve and sign invoice for Graves Engineering (Bragg Rd) in the amount of \$ 1,167.75 made by Mrs. Sepanek: second Mr. Veliz- 3yes votes.

Motion to approve and sign invoice for Roberts & Ludlow in the amount of \$86.40 made by Mrs. Sepanek: second Mr. Veliz- 3 yes votes.

Motion to approve and sign invoice for Petty Cash in the amount of \$ 46.70 made by Mrs. Sepanek: second Mr. Veliz- 3 yes votes.

Motion to approve and sign invoice for Warren Post Office in the amount of \$165.00 made by Mrs. Sepanek: second Mr. Veliz- 3 yes votes.

Next Meeting Date: August 5, 2019 @ 7:15pm

Motion was made to enter into Executive Session during open session and will not enter back in open Session made by Mrs. Libby: second Mrs. Sepanek- 3 yes votes.@ 8:43

Respectfully submitted,

Kathleen M Czub
Secretary

Date Approved