

**WARREN PLANNING BOARD
MINUTES OF January 28, 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

ANR- Old West Warren Road-John R. Fijol presented the ANR for the Board to review. The Plan is to reconfigure property to include division of Lot 1, consolidation of Parcels 1-3 into Lot 2, and division of Parcel 4 to be conveyed to adjoining land of Lois M. Fijol. After a review and with no further discussion, the following motion was made; Motion to approve and sign the ANR for Old West Warren Road made by Mrs. Libby: second Mr. Souza 5 Yes Votes.

7:30pm- Continue Public Hearing on Special Permit No. 284 & 285 Site Plan No. 52 & 53 for ZPT Energy Solutions, LLC. The Applicant is requesting to construct and operate a 5 MW Ground-Mounted Solar Facility. The Properties are located on Coy Hill Road also know as Assessors Map 3 Lots 146 & 147 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.

The Hearing was opened on December 10, 2018. Mr. William Ramsey Chairman recused himself from the Hearing. The Board was down to three Members since Mrs. Sepanek was absent. Without a full quorum the Applicant asked to be reschedule till the Board has a full quorum.

Mr. William Ramsey recused himself tonight, Vice Chairman Mrs. Susan Libby continue with the Hearing.

Ernest Mello and Stephanie MacDonald presented the project.

Document submissions included the Zoning Review, Special Permit Application and site Plan Application, Application Fees, Permitting Plans Hazardous Material & Spill Prevention Plan, Glare Analysis, Three Line Electric Diagram, Documentation of Major Systems Components, Decommissioning Plan, Operation & Maintenance Plan, Stormwater Management Report, Proof of Liability Insurance, Zoning Map, Utility Notification, Emergency Response Plan.

Comments & Concerns for the project are.

Mr. Souza would like the Road to be cleaned daily.

Mr. Souza wants to know how they will contain the water runoff. It is very steep slope (15%) and does not want to add to the wetlands. Once all the trees are cut this will create even more water adding to the wetlands. Mr. Veliz has the same concerns as Mr. Souza with the water runoff.

The Board was going back and forth with Mr. Mello with the discussion of the water runoff. Mr. George Kristy Esq stood up and interrupted the hearing by tell the Board that they were Bulling his Clients that the plan for water runoff is within the regulations and the Board was being unfair and has been delaying their Project. With words going back and forth the

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Vice Chairman ask Mr. Kristy to sit down or leave. With the conversation not going anywhere and temper rising Mrs. Libby ended the Hearing to continue to February 11, 2019 @ 7.45 (If Graves is able to have the Peer Review to submit to the Board on February 11th otherwise the Hearing will continue March 4th @ 7:45pm). We will also ask Conservation for their Findings.

Payroll/Bills/Budget

Motion to approve and sign payroll for Kathleen Czub in the amount of \$197.40 & \$213.85 made by Mr. Souza: second Mrs. Sepanek- 4 Yes Votes- 1 Absent (Mr. Ramsey)

Motion to approve and sign invoice for William Scanlan in the amount of \$7,150.00 made by Mr. Souza: second Mrs. Sepanek- 4 Yes Votes- 1 Absent (Mr. Ramsey)

Minutes

Motion to approve and sign the Minutes of January 7, 2019 and January 14, 2019 made by Mr. Souza: second Mrs. Sepanek- 4 yes Votes- 1 Absent (Mr. Ramsey)

Minutes of January 17, 2019 table till next meeting.

8:30pm- Continue 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.

Chairman William Ramsey recusing himself from Public Hearing. Vice Chairman Susan Libby continued with the Hearing.

Adam Christie and Stephanie MacDonald presented the new document for the Project.

New Plans were submitted Dated January 3, 2019. With changes due to Conservation issues. Images of elevated perspectives showing the project. Also, a Site Driveway Enlargement to show the entrance better.

Mr. Souza asked the question at the first Hearing date if the entrance could be moved. The entrance will remain where it is because of wetlands. They feel vehicles traveling on Reed Street have a better view of vehicles coming and going from the site entrance where it is.

The Board doesn't see any issues with the project so far. The project is far away from abutters (2,040' ft from Reed St., 1,250 ft from Brook Rd. and 660 ft from Brimfield rd.) and is screen from view with mature trees surrounding the project. The Board will wait for the Peer Review before continuing.

At this time (9:05pm) the motion was made to continue the Hearing to February 11, 2019@ 8:15 (If Graves is able to have the Peer Review to submit on February 11 otherwise Hearing will continue to March 4, 2019) made by Mrs. Sepanek; second Mr. Souza- 4 yes votes 1 recused (Mr. Ramsey)

Next Meeting Date: February 4, 2019 @ 7:15pm

Motion to Adjourn made by Mr. Souza: second Mr. Veliz– 4 Yes Votes- 1 Absent (Mr. Ramsey) @ 9:06

Respectfully submitted,

Kathleen M Czub
Secretary

Date Approved