

**WARREN PLANNING BOARD  
MINUTES OF August 12, 2019**

**PRESENT:** Mrs. Susan Libby Chairmen; Mr. Derick Veliz; Mr. David Dufresne

**Absent:** All Present

**ATTENDEE:** See List

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**Meeting was called to order at 7:15 PM**

**Member Melissa Sepanek resigned on Thursday August 8<sup>th</sup> effective immediately.**

**All Hearing were continued to September 09, 2019 to give time for the Board to appoint potential new members.**

Continue Public Hearing on Special Permit # 294 Site Plan # 61 for Heal, Inc. The Applicant is requesting an amendment to SP# 275 & SPR # 40 to include Cultivation & Processing of Recreational Marijuana. The Property is located on 70 Pulaski Street, which is in the Mill Conversion Overlay District also known as Assessor's Map 21 Lots 62

Hearing is continued to September 09, 2019

Deliberations and vote on 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.

Hearing is continued to September 09, 2019

Executive Session under G.L.c. 30A, Section 21 (a)(3) to discuss litigation strategy relating to litigation known as Syncarpha Capital, Inc et al v. Ramsey et al., Land Court Case No 19 PS 000219, if the chair declares that an open meeting may have a detrimental effect on the litigation position of the Board.

Remand Public Hearing on Special Permit No. 281 Site Plan No.49 for Syncarpha Capital, LLC. The Applicant is requesting to construct and operate a Ground-Mounted Solar Energy Facility. The Property is located on Little Rest Road also known as Assessors Map 11 Lots 82 & 83.3 which is located in the Rural District- Possible Vote.

Hearing continued to September 09, 2019

Public Hearing for Special Permit No. 293 & Site Plan No. 60 & for Sunpin Solar Development, LLC. The Applicant is requesting to construct and operate a Large-Scale Ground-Mounted Solar Pv Installation. The Property is owned by Richard & Madelyn Monaco and is located at 170 Brookfield Road also known as Assessors Map 12 Lot 32 & 35 which are located in the Rural District.

Hearing is continued to September 09, 2019

**Minutes**

Warren Planning Board Minutes of August 12, 2019

Motion to approve and sign minutes from July 01, 2019 made by Mr. Dufresne: second Mr. Veliz- 2yes votes- 1 abstain (Mr. Dufresne).

Minutes from July 15, 2019 tabled

Mr. Veliz and Town Resident were confused as to the Public Hearing for Bragg Road being closed @ the July 15<sup>th</sup> Meeting. Mrs. Sepanek made the motion to close the Hearing Mr. Veliz second it, Roll Call Vote- 3 yes votes. The August 12<sup>th</sup> Meeting Notice was posted on July 18<sup>th</sup> @ 1:08pm stating Continue Public Hearing for Bragg Road. The Notice was changed on August 8<sup>th</sup> @ 3:35pm per Town Counsel, Becky Acerra changed the Notice for Kathleen Czub who was out on Bereavement. So, the confusion was because the first posting said continued and the second posting said deliberations. Meeting Posts are all subject to change up to 48 hours before the schedule meeting. This is not to deceive the Public; Public Hearing should be posted at the least two weeks before the Hearing and new business comes into the office on an ongoing basis and something need immediate attention. The Hearing was closed to any new information but the Board would continue to work on a Decision for Site Plan No. 59 ZPT Energy Solutions II, LLC. Chair Mrs. Libby, Member Melissa Sepanek, Town Counsel, Secretary Kathleen Czub and Member of the Selectmen's Office all confirmed that the Hearing was closed.

Putting Meeting Notice on the website is a courtesy.

### **Payroll/Bills/Budget**

Motion to approve and sign payroll for Kathleen Czub in the amount of \$308.35 & \$249.68 x 3 made by Mr. Veliz: second Mr. Dufresne- 3yes votes.

Motion to approve and sign invoice for Turley in the amounts of \$175.16, \$ 185.05 and \$ 234.03 made by Mr. Veliz: second Mr. Dufresne- 3 yes votes.

Motion to approve and sign invoice for CMRPC in the amount of \$1,470.51 made by Mr. Veliz: second Mr. Dufresne- 3 yes votes.

Motion to approve and sign Proposal for Graves Engineering (ASD Coy Hill Road)) in the amount of \$ 5,000 made by Mr. Veliz second Mr. Dufresne- 3yes votes.

Member signatures for the Worcester Registry of Deeds.

Next Meeting Date: August 26, 2019 @ 7:15pm

**Motion was made to enter into Executive Session during open session and will not enter back in open Session made by Mr. Veliz: second Mr. Dufresne- 3 yes votes.@ 8:10**

Respectfully submitted,

Kathleen M Czub  
Secretary

Date Approved