

**WARREN PLANNING BOARD
MINUTES OF September 30, 2019**

PRESENT: Mr. Derick Veliz Chairmen; Mr. David Dufresne Vice-Chairman; Mrs. Susan Libby; Mr. Gary Norton; Mr. Drue King; Town Counsel Jeffrey Blake

Absent: All Present

ATTENDEE: See List

Meeting was called to order at 7:15 PM

Subdivision Form C, Definitive Plan- Szczepanik Real Estate Holding, LLC- Brimfield Road.

David Rode and Jim Martin with Martin Surveying Associates, LLC presented the Definitive Plan

Plans shown, show a Private Right of Way and a lot being created known as Lot 2 being 1.18 acres which is a non-buildable Lot. Leaving 68.56 acres to Lot 1 to maintain future Development Rights.

Abutters wanted to know what they were planning on doing with the Property. Mr. Rode did not know what the future plans will be. Abutters argued it was for a Solar Array.

Mr. Martin assured that the Property Lines depicted on the Plan are the lines dividing existing ownership, and the lines of the streets and ways depicted are those of Public or Private Way already established and that no new lines for division of existing ownership or for new ways are depicted.

There was a lot of going back and forth with Counsel from both sides, Board Member and Abutters over the Plans and what was it going to be used for.

Motion was made to continue to October 28th, 2019 for further review of the Plans made by Derick: second Mr. Dufresne- Roll Call Vote- Mr. Veliz Yes- Mr. Dufresne Yes- Mr. Norton Yes- Mrs. King Yes- Mrs. Libby No- 4 to 1.

Subdivision Form C, Definitive Plan- Syncarpha Capital, LLC- Little Rest Road.

Todd Morey Civil Engineer Presented

The proposed subdivision depicts the joining of the two parcels which will then be subdivided into two parcels. Lot 1 will remain along Little Rest Road and will contain the existing single-family dwelling. Lot 1 will be approximately 6.3 Acres in size and contain a 17,777 sf. Drainage easement. Lot 2 will obtain frontage and access from the proposed roadway, Palmetto Road. The wetlands located to the North along Little Rest Road prohibits access to the rear lot unless a wetland crossing is performed, impacting the natural resource areas. The proposed subdivision will include roadway (Palmetto Road) from Little Rest Road beginning along the southern property line of 818 Little Rest Road. A 50ft. wide access easement is proposed from the end of Palmetto Road to the rear of the site for the future expansion of the roadway as required in the Subdivision Regulations. The proposed parcels will be served by private water and septic systems.

Abutters had the same issue with this Subdivision as in the first Hearing.

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Motion was made to continue to October 28th, 2019 for further review of the Plans made by Mr. Veliz: second Mr. Dufresne- Roll Call Vote- Mr. Veliz Yes- Mr. Dufresne Yes- Mr. Norton Yes- Mrs. King Yes- Mrs. Libby No.

Public Hearing Deliberation and vote on Site Plan. 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 located in the Rural District.

Mrs. King recused herself since she is an abutter to the Project.

The Project was Republished Due to New Board Members.

Adam Christie presented the Project. The Project is the same no changes added.

Abutter still had the same concerns of it being in Chapter, Water Runoff, Bragg Road being destroyed with the heavy truck.

Motion to close the Public Hearing on ZPT Energy Solution II, LLC made by Mrs. Libby: second Mr. Dufresne- 4 Yes Votes- 1 recused (Mrs. King).

Motion to approve and sign Site Plan No. 59 for ZPT Energy Solutions II, LLC with Finding and Condition made by Mr. Veliz: second Mrs. Libby- Roll Call Vote- Mr. Norton Yes- Mr. Dufresne Yes- Mrs. Libby Yes, Mr. Veliz Yes- 1 Recused (Mrs. King).

Payroll/Bills/Budget

Motion to approve and sign payroll in the amount of \$348.00, \$ 264.30 and \$251.09 made by Mrs. Libby: second Mr. Veliz: - 5 yes votes.

Motion to approve and sign invoice for Turley for SPR# 59(Bragg Rd) in the amount of \$185.05 made by Mr. Veliz: second Mrs. Libby- 5 yes votes.

Motion to approve and sign invoice for Turley for Szczepanik Subdivision in the amount of \$ 171.98 made by Mr. Veliz: second Mrs. Libby- 5 yes votes.

Motion to approve and sign invoice for Turley for Syncarpha Subdivision in the amount of \$195.93 made by Mr. Veliz: second Mrs. Libby- 5 yes votes.

Motion to approve and sign invoice for W.B. Mason in the amount of \$ 25.38 and \$ 22.99 made by Mr. Veliz: second Mrs. Libby- 5 yes votes.

Motion to approve and sign invoice for Warren Post Office (300 First Class) in the amount of \$ 165.00 made by Mr. Veliz: second Mrs. Libby- 5 yes votes.

Motion to approve and sign invoice for Petty Cash in the amount of \$ 34.40 made by Mr. Veliz: second Mrs. Libby- 5 yes votes.

Minutes

Motion to approve and sign minutes from August 5, 2019 made by Mrs. Libby: second Mr. Veliz- 5 yes votes.

Motion to approve and sign minutes from September 09, 2019 made by Mrs. Libby: second Mr. Dufresne- 5 yes votes.

Executive Session pursuant to G.L. 30A, Section 21(a)(7) to comply with the Open Meeting Law, G.L.c. 30A, Section 22 (f) to review and potentially approve Executive Session meeting minutes from September 09 & 16, 2019.

Motion was made to enter into Executive Session during open session and will not enter back in open Session made by Mrs. Libby: second Mr. Veliz- Roll Call Vote Mrs. Libby yes- Mr. Veliz yes- Mr. Dufresne yes- Mr. Norton yes- Mrs. King yes @ 9:30pm

Motion to approve and sign executive minutes from September 09, 2019 made by Mrs. Libby: second Mr. Dufresne- 5yes votes.

Motion to approve and sign executive minutes from September 16, 2019 made by Mrs. Libby: second Mr. Dufresne- 5yes votes.

Next Meeting Date: October 28, 2019 @ 7:15pm

Motion to Adjourn made by Mrs. Libby: second Mr. Veliz- 5 yes votes.

Respectfully submitted,

Kathleen M Czub
Secretary

10/28/2019
Date Approved