

**WARREN PLANNING BOARD
MINUTES OF October 28, 2019**

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

Absent: All Present

ATTENDEE: See List

Meeting was called to order at 7:17 PM

ANR- Town Farm Rd- Fountain & Sons.

The Plan depict lines being revised on Lot 102.17 and a new Lot being created from Lot 102. With no further questions the motion was made.

Motion to approve and sign ANR Town Farm Road for Fountain & Sons made by Mr. Veliz: second Mr. Dufresne- 4 yes votes- 1 recused (Mrs. Libby).

ANR- Walkeen Koziol Road- Boudreau & Opalenik.

The Plans depict the Lot being subdivided into two Lots. With no further questions the motion was made.

Motion to approve and sign ANR Walkeen Koziol Road for Boudreau & Opalenik made by Mrs. Libby: second Mr. Dufresne- 5 yes votes.

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.

The Board had asked the Applicant to remove the Road on the Plan and the Board would then approve the Plan. The Road was removed on the Mylar.

Motion was made to approve and sign the Definitive Plan made by Mr. Veliz: second Mrs. Libby- Roll Call Vote- Mr. Veliz Yes- Mr. Dufresne Yes- Mr. Norton Yes- Mrs. King Yes- Mrs. Libby yes 5-0.

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

Warren Planning Board Minutes of October 28, 2019

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.

Mr. Dufresne had issues with the entrance road being called Palmetto Road when really, it's a right of way. The Applicant will remove the Name on the Plan and will have it shown as a right of way not a public road. The Town would not be responsible for maintaining the road. The Board then will approve and sign off on the Plan.

Motion was made to continue Hearing made by Mr. Dufresne: second Mr. Norton- Roll Call Vote- Mr. Veliz Yes- Mr. Dufresne Yes- Mr. Norton Yes- Mrs. King Yes- Mrs. Libby No- 4 yes 1 no.

Public Hearing for Sunpin Solar Development, LLC was continued per the request of the Applicant.

Public Hearing for Special Permit No. 286, 287 & 288 Site Plan No. 54, 55, 56 for ASD Coy Hill Solar, LLC.

The applicant is requesting to construct and operate a 22.4 MW Ground-Mounted Solar Facility. The Properties are located on Coy Hill Road also known as Assessors Map 1 Lot 14, Map 3 Lots 131 & 132 which are located in the Rural District.

Before the Applicant could present the project, the Tax Collector Kerry Schmidt stood up to inform the Board that the Properties were in Tax Tittle and the Towns General Bylaws Section 15 (pages 42-45) can deny the Permit. Town Counsel read the Bylaw to the Board and explained it to the Board. The Board could deny on delinquent taxes but there are procedures to follow. The Applicant asked to continue the Hearing so he may meet with the Selectmen and work out a payment agreement. At this time Mr. Dufresne made the motion.

Motion to Deny Special Permit No. 286, 287 & 288 & Site Plan No. 54, 55 & 56 for Delinquent Taxes made by Mr. Dufresne: second Mrs. King- Roll Call Vote-Mr. Norton yes- Mrs. King yes- Mr. Veliz yes- Mr. Dufresne yes- Mrs. Libby yes.

Payroll/Bills/Budget

Motion to approve and sign payroll in the amount of \$299.54 & \$246.68 x 3 made by Mrs. Libby: second Mr. Norton- 5 yes votes.

Motion to approve and sign invoice for Graves (Bragg Rd) in the amount of \$ 1,214.25 made by Mrs. Libby: second Mr. Dufresne- 4 yes votes- 1 recused (Mrs. King).

Motion to approve and sign invoice for Graves (ASD Coy Hill) in the amount of \$ 1,319.00 made by Mrs. Libby second Mr. Dufresne – 5 yes votes.

Motion to approve and sign invoice for Turley for (Sunpin Solar) in the amount of \$206.82 made by Mrs. Libby: second Mrs. King- 5 yes votes.

Motion to approve and sign invoice for Turley (ASD Coy Hill) in the amount of \$ 206.82 made by Mrs. Libby: second Mr. Dufresne- 5 yes votes.

Motion to approve and sign invoice for Wolters Kluwer (Planning Law Book 2019) in the amount of \$326.96 made by Mrs. Libby: second Mr. Dufresne- 5 yes votes.

Minutes

Warren Planning Board Minutes of October 28, 2019

Motion to approve and sign minutes from September 30, 2019 made by Mrs. Libby: second Mrs. King- 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. DuFresne- Roll Call Vote Mrs. Libby yes- Mr. Veliz yes- Mr. Dufresne yes- Mr. Norton yes- Mrs. King yes @ 8:30pm

Next Meeting Date: November 18, 2019 @ 7:15pm

Respectfully submitted,

Kathleen M Czub
Secretary

11/18/2019
Date Approved