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# **TOWN OF WARREN**

## **PLANNING BOARD**

### **WARREN, MASSACHUSETTS 01083**

#### **WARREN PLANNING BOARD**

#### **MINUTES OF February 24, 2020**

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

**Absent:** All Present

**ATTENDEE:** See List

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**Meeting was called to order at 7:17 PM in the Selectman's Meeting Room**

#### **The Pledge of Allegiance**

**Discussion with Borrego seeking a field change.**

Tabled since Borrego did not attend.

#### **Discussion on Wavier for Sunpin Solar Development, LLC**

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 Ground-Mounted Solar Installation. The Property is owned by Richard & Madelyn Monaco and is located at 170 Brookfield Rd also known as Assessors Map 12 Lots 32 & 35 located in the Rural District. **A copy of the application may be inspected in the Office of the Planning Board or Town Clerks Office during normal business hours.**

**Abutters notification and publication was done in accordance with the provision of Chapter 40A, 11 of the Massachusetts General Laws.**

Stephen Borgotti, William Barley and Jim Martin ESQ Representatives for Sunpin.

Waiver filed with Site Plan dated June 19, 2019 asked for Five (5) requirements to be Waivered.

1. Site Plan Scale. Scale is 1" = 40' wavier asked for 1" = 80'. Board allow top sheet to be 1" = 80' but remaining sheets 1" = 40' so details will be easier to see.
2. Show location of buildings wavier asked to omit the elevation of the building. The Plans show where the buildings are but not the dimensions. The Board would like the dimensions on the plans.
3. Provide volume of earth removed. Decision that the applicant will come back to the Board prior to removal of any materials.
4. Waive 150' vegetative screening buffer. Question asked if the site will be seen by the abutters. Answer, parts of the Array will be seen (fencing, panels) one abutter will have more of a view of the site (2 in Brimfield). Mr. Veliz would like the buffer to remain so the trees and vegetation in the buffer will absorb some of the water runoff

from the trees that will be cleared for the Array. Mr. Dufresne stated this part of the Zoning By-laws was amended in 2019 by the Towns Residents and feels the Board should not wavy the buffer.

5. Identity of system installer. The installer will need to be identify at the time of permitting with the building inspector.

## **Decision**

1. Motion to allow Site Plan Scale 1" = 80' remaining sheets 1" = 40' made by Mrs. Libby: second Mrs. King -Roll Call Vote- Mrs. King Yes- Mr. Norton Yes- Mr. DuFresne No- Mr. Veliz Yes- Mrs. Libby Yes - Motion Passed 4-1
2. Motion was made to amend to show only the footprint of existing buildings made by Mrs. Libby: second Mrs. King- Roll Call Vote. Mrs. King No- Mr. Norton No- Mr. Dufresne No- Mr. Veliz Yes- Mrs. Libby Yes - Motion Defeated 3-2.
3. Motion was made to allowed Applicant to notify the Planning Board prior to the removal of material from Site made by Mrs. Libby: second Mrs.; King- Roll Call Vote- Mrs. King Yes- Mr. Norton Yes- Mr. Dufresne No- Mr. Veliz Yes- Mrs. Libby Yes - Motion Passed 4-1
4. Motion to approve the waiver of the vegetative screening buffer made by Mr. Veliz: second Mr. Norton-Roll Call Vote- Mrs. King No – Mr. Norton No- Mr. Dufresne No- Mr. Veliz No- Mrs. Libby No- Motion Defeated 5-0
5. Motion to wavy the identity of the installer made by Mr. Norton: second Mrs. Libby- Roll Call Vote- Mrs. King Yes- Mr. Norton Yes- Mr. Dufresne No- Mr. Veliz Yes- Mrs. Libby Yes - Motion Passed 4-1

Applicant stated Brimfield Planning Board suggested that Warren and Brimfield combine and have a joint Peer Review. Abutters said that Brimfield Planning Board did not say this, abutters have attended all of Brimfield Planning board meetings.

Public Hearing is continued till April 27, 2020.

Mrs. Libby left Meeting due to illness @ 8:54

## **Review Annual Town Report**

With No correct Motion was made to approve and sign the Annual Report made by Mr. Norton: second Mrs. King- 4 Yes Votes (Mrs. Libby left due to illness)

## **Discussion with Copart on possible expansion.**

Patrick Secra, Keith Terry and David Berson representative for Copart.

Copart's will be filing a Special Permit, Site Plan Review and a Finding. to the Board for expansion of their Business.

Copart's owns Map 15 Lots 47, 47.1 and 52, 54 and recently inquired the Abutting Properties Map 16 Lots 7, 3 and 4. Copart's would like to expand to include parcels 15-52, 54 & 16-7 and possibly a small portion of 16-3 & 4.



The business is mainly a storage lot for auction vehicles, the vehicles are checked in on parcel 15-47.1 then moved to the storage lots. The vehicles are remaining on the lot longer for various reasons causing more volume of vehicles. Increase of traffic should be minimal. The Board would like a Traffic Survey.  
Concerns with the delivery driver (speeding through Town and on Old West Warren Road taking up most of the Road)  
Leaking fluids from damaged vehicle seeping into the ground contaminated wells in the area.  
The Board would like a tour of the facility once the applications are filed and Public Hearing is scheduled. Copart's welcomes the Board to visit.

### **Other Business**

Discussion on possible article for May Town Meeting.

The Board will have a Workshop Meeting on March 16, 2020 to propose changes to the Solar By-Laws.

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

Motion to approve and sign payroll in the amount of \$299.54 x 2 and \$ 246.68 x 2 made by Mr. Veliz: second Mr. Norton- 4 yes votes (Mrs. Libby left due to illness).

Motion to approve invoice for CPTC Annual Conference in the amount of \$75.00 made by Mr. Norton: second Mr. Dufresne – 4 yes votes (Mrs. Libby left early due to illness)

### **Minutes**

Motion to approve and sign minutes from December 16, 2019, revised minutes from April 17, 2019 and minutes from December 03, 2020 made by Mr. Veliz: second Mr. Norton- 4 yes votes (Mrs. Libby left early due to illness).

**Next Meeting Date:** March 16, 2020 @ 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- Roll Call Vote Mrs. Libby (left early due to illness)- Mr. Veliz yes- Mr. Dufresne yes- Mr. Norton yes- Mrs. King yes @ 10:12**

Respectfully submitted,

Kathleen M Czub  
Secretary

Date Approved  
