

WARREN PLANNING BOARD
MINUTES OF February 04, 2019

PRESENT: Mr. William Ramsey: Chairman: Mrs. Susan Libby Vice-Chairmen; Mrs. Melissa Sepanek; Mr. Derick Veliz

Absent: Mr. Robert Souza

ATTENDEE: See List

Meeting was called to order at 7:15 PM

7:15pm- Continue Public Hearing for Special Permit No. 290 Site Plan No. 58 for Eric & Linda Esiason. The Applicants are requesting to use up to three (3) accessory building as an extension to the existing 'Bed & Breakfast' as a Family Campground.

The Chairman asked if the Board had any concern or any question they wish to ask. The Board had no further questions. The Applicants were asked if they understood they would need permits from the Board of Health and Building/Electrical Inspectors. The Applicants understood they will need all necessary Permits. With no further question the motion was made.

Motion to close the Public Hearing for Special Permit No. 290 Site Plan No. 58 made by Mrs. Libby: second Mrs. Sepanek- 4 yes- 1 absent (Mr. Souza).

Board will review Decision to be signed @ the February 11, 2019 Meeting.

7:30pm-Continue Public Hearing on Special Permit No. 281 & Site Plan No. 49 for Syncarpha Capital LLC. The Applicant is requesting to construct and operate a 4.98 MW Ground-Mounted Solar Energy Facility. The Property is located on Little Rest Rd. also known as Assessors Map 11 Lots 82 & 83.3 which is located in the Rural District.

Carter McCann spokesmen for Syncarpha, Jeffrey Walsh with Graves Engineering and Travis Brown with Andrews Survey Engineering (ASA)

New Documents Submitted are Revised Stormwater Basins (dated 1/17/2019), Table 3.2.2.1 Stormwater Peak Rate Summary and Table 4.2.2.1 Stormwater Peak Volume Summary

The Storm Basin was changed to an Infiltration Basin. Mr. Walsh found no issues with the new Basin.

A question was asked at the prior meeting about having more basin to slow the water down. Graves answered having one large basin would act the same as having 5 smaller ones.

Question was asked what happens over time to the Basin. Syncarpha will have cameras monitoring (24/7) the Basin and the Swales to insure they continue working properly for the first two years. The Basins are designed to drain within 72 hours, they will mobilize if they don't to inspect, clean and repair if necessary. They will do an onsite inspection of the Basins & Swales monthly for the first two years also, after a major rainfall event (>1 inch) for the first two years. Add a Maintenance Bond for monies (25,000.00) to fix any issue that may happen to the Basin and Swales.

Mr. Souza want the Street swiped on a daily basic. (question asked at prior meeting) As a condition to the Stormwater Pollution Prevention Plan (SWPPP) they have to clean any dirt from the public road. The Board could put this as a condition.

Concerns with the Storage Battery Boxes. Syncarpha will add a third containment under the Boxes.

Mr. Veliz asked if they would consider having a web-site for the Towns People to monitor the project. Syncarpha said yes, they have done this in other Towns.

Mr. McCann added what the benefits to the Town are.

Net metering up to \$60,000.00 per year. (split between Town, local businesses and residents)

\$45,000.00 in Tax dollars per year.

\$40,000.00 Scholarship (10,000.00 per year for 4 years).

Chairman Ramsey asked the Board also the Abutters to send any question or conditions they would like to the office. The office will send to Mr. McCann and Mr. Walsh for answer for the 11th meeting.

Hearing continued to February 11, 2019 @ 7:45

Comments & Concerns

Mr. Veliz asked if we could ask for the NPDES Permit Report (National Pollutant Discharge Elimination Systems). Mr. Walsh said yes, we can ask for the report.

Also ask for copies of Construction Phase Monitoring Report.

Payroll/Bills/Budget

Motion to approve and sign payroll for Kathleen Czub in the amount of \$197.40 made by Mrs. Libby; second Mrs. Sepanek; - 4 yes votes- 1 absent (Mr. Souza)

Motion to approve and sign invoice for GateHouse New England for Public Hearing for Temporary Moratorium in the amount of \$ 141.97 made by Mrs. Libby; second Mr. Veliz – 4 yes votes- 1 absent (Mr. Souza)

Minutes

Motion to approve and sign Minutes from January 28, 2019 as written made by Mrs. Libby; second Mr. Veliz- 4 yes votes- 1 absent (Mr. Souza)

Minutes from January 17, 2018 tabled till next meeting.

Next Meeting Date: February 11, 2019 @ 7:15pm

Motion to Adjourn made by Mrs. Libby; second; Mr. Veliz– 4 yes votes- 1 absent (Mr. Souza) @ 9:00

Respectfully submitted,

Kathleen M Czub
Secretary

Date Approved