

TEL: (413) 436-9312 x260
FAX: (413) 436-9754

TOWN OF WARREN

PLANNING BOARD

WARREN, MASSACHUSETTS 01083

WARREN PLANNING BOARD MINUTES OF June 29, 2020

PRESENT: Mr. Derick Veliz Chairmen: Mr. David Dufresne-Vice Chair Mrs.; Mrs. Drue King; Edward Londergan; Richard Eichacker

Absent: All Present

ATTENDEE: See List

Meeting was called to order at 7:15PM in the Gymnasium of the Shepard Building.

The Pledge of Allegiance

ANR-Burbank Ave. Mark Long

Plan depicts two (2) lots (Map 24 Lots 31 & 59) being combined and reconfigure into three (3) lots. All three (3) lots are in the Village District and have the required frontage & acreage.

Motion was made to accept ANR for Mark Long made by Mr. Dufresne: second Mr. Eichacker-5 yes votes.

Public Hearing on Special Permit No. 295 & Site Plan No. 62 for Warren Water District regarding a proposed Water Treatment Plant. The Properties are owned by the Warren Water District and are located at 250 Comins Pond Road also known as Assessors Map 28 Lots 36 & 37 which are in the Village District. **A copy of the application maybe inspected in the Office of the Planning Board or Town Clerks Office during normal business hours.**

Jeff Faulkner and Timothy Grace presented from Tighe & Bond

Document submitted

- Zoning Review (R20-03) Special Permit and Site Plan Applications. (stamped Feb 26, 2020)
- Site Location Map, Project Drawings (dated February 2020)
- Stormwater Management Report.

The water supply consists of two (2) gravel packed ground water wells (well one 1311000-02G) and (well two 1311000-03G). The wells were constructed in 2002 to replace the Comins Pond wellfield that supplied water to the Warren Water District (WWD). Following a study in 2016, the wells were found to have elevated levels of iron and manganese. The project is proposing to replace the existing water treatment plant (WTP).

The Building will be 60 x 60 prefab steel construction, one (1) restroom & 25-thousand-gallon storage tank (below ground). Old building will be used as a backup.

Questions asked:

- How many parking spots will be lost? 7 parking spots.

- How often do you back wash? 2 times a week in the summer and once a week in the winter.
- How many gallons per back wash? 1600 per back wash.
- Is the backwash toxic. No
- When will the construction begin? Bid would be put out in the fall, start construction in the spring.
- What if a chemical spill happens? Alarm system will be in place and it has a containment room.

Mr. Veliz wanted the Residents to know that this will be a big metal building much like the Highway Building. The building was moved closer to the existing building so not to be near or across from the existing homes.

The WWD is willing to dress up the front with plantings, fountain.

Site Plan will go out for Peer Review

Motion to continue Public Hearing till August 10, 2020 made by Mr. Dufresne: second Mr. Veliz- 5 yes votes.

Discussion on when to reschedule 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.

Chris Nolan and Jim Martin ESQ Representatives for Sunpin attended.

Sunpin is still meeting with the Town of Brimfield to get a Special Permit & Site Plan Approved for the Access Road. The next Hearing with Brimfield is on August 5, 2020. The decision was made to continue to August 24, 2020 @ 7:15pm.

A disagreement between Mr. Martin and Mrs. Czub about advertising the Hearing again in the Ware River News Paper and notifying the abutters of the new date of the Hearing. Mrs. Czub explained that the Board has two (2) new Members and Town Counsel has had her do this in the past. Mr. Martin felt this is not needed. Board will ask for Counsel Opinion.

Motion to continue Public Hearing for Sunpin Solar to August 24, 2020 made by Mr. DuFresne: second Mr. Londergan- 5 yes votes.

Public Hearing is continued till August 24, 2020.

Other Business

Work on the Solar Bylaw. The Solar Committee will join in if a Member of the Board will start it. Mr. Eichacker will volunteer.

Payroll/Bills/Budget

Motion to approve and sign payroll in the amount of \$ 246.68 x 5, \$251.96 x 12 & \$269.40 made by Mr. Dufresne: second Mr. Londergan- 5 yes votes.

Motion to approve and sign invoice for Turley Publication in the amount of \$195.93 made by Mr. Dufresne: second Mrs. King- 5 yes votes.

Motion to approve and sign invoice for Kathy Czub (petty cash) in the amount of \$27.75 made by Mr. Dufresne: second Mr. Veliz- 5 yes votes.

Motion to approve and sign invoice for Warren Postmaster (700 hundred 1st class stamps) in the amount of \$ 385.00 made by Mr. Dufresne: second Mrs. King- 5 yes votes.

Motion to approve invoice for CMRPC Fees for FY 2021 in the amount of \$1,507.28 made by Mr. Dufresne: second Mr. Veliz – 5 yes votes.

Motion to approve ordering of HDBK MA Land Use Supp-2020-2 made by Mr. Dufresne: second Mr. Londergan – 5 yes votes.

Minutes

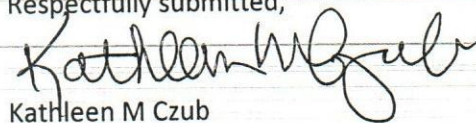
Motion to approve and sign minutes from February 24, 2020 made by Mr. Dufresne: second Mr. Veliz-3 yes votes. (Mrs. Libby resigned)

Motion to approve and sign minutes from March 16, 2020 made by Mr. Dufresne: second Mr. Veliz- 2 yes votes. (no quorum)

Next Meeting Date: July 13th @ 7:15pm

Motion to Adjourn made by Mr. Veliz: second Mr. Dufresne @ 9:50pm

Respectfully submitted,


Kathleen M Czub
Secretary

7/27/2020
Date Approved

Members of the Board Signatures:

