

**WARREN PLANNING BOARD
MINUTES OF April 1, 2019**

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

Absent: All Present

ATTENDEE: See List

Meeting was called to order at 7:15 PM

ANR- Old West Brookfield Road & River Bend Road- Maple Lane Development Corp. Mr. Blake presented the ANR to the Board to review. The purpose is to reconfigure the 6 nonconforming Lots to 4 conforming Lots to current zoning bylaws. After a review and no further discussion, the following motion was made.
Motion to approve and sign the ANR for Old West Brookfield Road & River Bend Road made by Mrs. Libby: second Mr. Souza- 5 Yes Votes.

Payroll/Bills/Budget

Motion to approve and sign payroll for Kathleen Czub in the amount of \$276.65 made by Mr. Souza: second Mrs. Libby- 5 Yes Votes

7:30pm- Continue Public Hearing on Special Permit No. 282 & 283 Site Plan No. 50 & 51 for WA-Farms Development, LLC & Beaman Road Solar, LLC. The Applicant is requesting to construct and operate a 1 MW & 4 MW Ground-Mounted Solar Facility. The Properties are located on Cutler Road also known as Assessors Map 2 Lots 8 & 7 which are located in the Rural District.

Mr. Facendola for ZPT, Mr. Walsh for Graves.

The Board discussed with Mr. Facendola what material would be used underneath the panels. The project proposed wood chips, after the discussion it was decided to seed under the panels, inside the fenced area and stump grinding was fine for outside the fenced area.

Abutters were concerned with the culvert on Cutler Road and the extra water from the panels. The Highway Superintendent Mr. Boudreau will visit the site and discuss with Mr. Facendola his recommendation and come back to the Board with his recommendations.

The Board reviewed Graves Peer Review with Mr. Facendola. (Copy in office). Discussed was material to be used under the panel, wood chips are purposed but they are not opposed to using grass if the Board prefers.

Mr. Ramsey asked where the Battery Box will be located and have you talked with the Fire Chief about the location of the Battery Box.

The Battery Box will be on the West side about 200 ft from Cutler Road Ext. No, they haven't talked with Fire Chief but will check with him.

Question, where will the interconnection be located. They will get back to the Board on this.

Mr. DuFresne and Mr. O'Shea have concerns with the Basin on the right-hand side of project. Mr. DuFresne had a video from the Rain Storm on January 24, 2019 showing the water running towards the culvert on Cutler Road. The culvert was at its capacity. Their concern with the basin is it is directing the water towards the culvert and the culvert not able to drain the water fast enough and end up over flowing on to Cutler Road. Mr. Facendola view on the video was the culvert was working as it is supposed to work. Mr. Facendola explained how the basin will work. Basin has three (3) pipes that will drain the water into the wetlands at a slower pace not to over flow the culvert.

At this time the Hearing will continue to April 22, 2019 @ 8:00.

Comments & Concerns

Mr. Baril addressed the Board asking why the Board had not file charges against the Police Dept. and the BOS for giving our SS# to him.

Also, which member was leaving threatening messages on his web site. Mr. Ramsey did not know what he was talking about or knew of his web site.

Next Meeting Date: April 08, 2019 @ 7:15pm

Motion to Adjourn made by Mrs. Libby: second Mr. Veliz– 5 Yes Votes@ 9:45

Respectfully submitted,

Kathleen M Czub
Secretary

05/20/2019
Date Approved