

**WARREN PLANNING BOARD  
MINUTES OF January 10, 2022**

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

**Absent:** All Present

**ATTENDEE:** Joyce Eichacker; Zoom

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**Meeting was called to order at 7:16PM Via Zoom.**

**Informational Discussion on Wind Bylaws-**

Mrs. King compiled content of bylaws from across the state into a document, this document raises some questions. Joyce Eichacker, Chair of the Conservation Commission, is trying to find answers to them as they come up. She will research any questions and put something together. Years ago, Mr. Veliz was involved in the project for one of the first turbines in Massachusetts at Hull High School, near the ocean. The turbine gave power to the school and to on or around 300 houses. The turbine is very noisy. This happened more than ten years ago, since then technology has improved. The noise is lessened with larger blades and turbines. Joyce came up with a chart that gives parameters on how to write the bylaw to mitigate the noise, the shadow flicker, ice throw and more. She pulled from the bylaws that were submitted by Mrs. King. In addition, she pulled information from studies conducted in Europe, Maine, New Hampshire, along with industry studies. She wants a bylaw that will be strict enough to allow for abutters to not be disturbed by the turbines. There are possible health risks that could arise but there is not any solid data on this. The board discussed the idea of a permit expiration. A permit can be issued that would expire in 15 years with the option to be extended for another 10 years. Twenty-five years is close to the lifespan of the turbine. After the permit expires the turbine would need to be taken down. Primary issues of turbines are the noise, shadow flicker and pieces breaking and flying off. Other issues that could arise are with the frequency that is lower than humans can hear, it could cause headaches or vertigo but there is no solid data on this. Joyce is working on what parameters to put into the wind bylaw and the rest she will get from the solar bylaws. It will be the same foundation but a slightly different model that the board must decide upon. This bylaw should be given to town council before March for it to be ready before the town meeting in May. Joyce suggested getting the proposed bylaw out to other Warren boards and committees for discussion with them at a Planning Board meeting to get their input.

Informational discussion on e-mail from BL Companies about the exploration of expanding their presence in Western MA- regarding retail, commercial and residential markets-

Mr. Londergan said that the company is looking for new towns to expand their business. He did not think the town of Warren will get anything out of this. Mr. Veliz said that he believes they are looking for new towns in which they can find projects. By looking at the questions proposed by BL Companies, Warren will most likely score low resulting in the company having zero interest in us. He asked if someone would like to take the lead and invite them to the next meeting. Mr. Eichacker wants to know if they want to bring business into town. The board thinks the company want towns to bring business to them. Mr. Dufresne stated that we already need to perform a study for our town on how

retail will benefit us. We are in the process of looking for someone to conduct this study which will identify those issues. The study will look at all the weakness in our town. After we have this study we can share the study with BL Companies. He feels this may help the town and that someone should contact them and let them know we are about to do a study that will answers a lot of their questions. Mr. Londergan agreed.

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

Motion to approve and sign payroll in the amount of \$ 288.72, \$ 192.48, \$ 224.56 and \$ 224.56 for Jill Chalifoux-Miller made by: Mr. Edward Londergan second Mrs. Drue King - 5 yes votes.

Motion to approve and sign payroll in the amount of \$ 168.21 for Kathy Czub made by: Mr. Edward Londergan second Mrs. Drue King - 5 yes votes.

Motion to approve and sign 11/30/2021 invoices for O'Reilly, Talbot & Okun Assoc. in the amount of \$ 1,819.60 (Lot 3) and \$ 1,865.85 (Lot 4) made by: Mr. Richard Eichacker second Mrs. Drue King – 5 yes votes.

Motion to approve and sign invoices for Mirick O'Connell in the amount of \$ 750.00, \$1,055.00 and \$ 2,230.00 made by: Mr. Richard Eichacker second Mrs. Drue King – 5 yes votes.

Motion to approve and sign minutes from December 13, 2021 with approved changes made by: Mr. Edward Londergan second Mr. Richard Eichacker- 5 yes votes.

### **Comments and Concerns-**

John Fijol asked what kind of businesses Mr. Dufresne would like in town. Mr. Dufresne said he wants businesses that benefit the town such as the restaurant John was talking about opening. He does not want businesses that will destroy our town by making the air or water poisonous.

Motion to Adjourn made by Mr. Eichacker: second Mr. Edward Londergan - 5 yes votes @8:27pm

### **Other Business**

None

Next Meeting Date: January 24, 2022 @ 7:15pm

Respectfully submitted,

Jill Chalifoux-Miller  
Secretary

01/24/2022  
Date Approved

Members of the Board Signatures

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