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TOWN OF WARREN
PLANNING BOARD
WARREN, MASSACHUSETTS 01083

**WARREN PLANNING BOARD
MINUTES OF March 28, 2022**

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

Absent: None

ATTENDEE: Joyce Eichacker; Kerry Schmidt; Dan Fournier, Mike Garay; Karen Kelly-Garay- See List

Meeting was called to order at 7:19PM

Public Hearing on proposed Zoning By-Laws-

- Section 16 Commercial Wind Energy
- Wind Environmental Protocols
- Zoning Map
- Updated Usage Chart
- Wind Energy Disbursements
- Suggested changes to the original Section 16 Commercial Wind Energy Draft

Chairman Veliz asked Mrs. Joyce Eichacker to present the suggested changes.

There is added language to the Financial Surety section about the Decommissioning Cost Estimate and proof of the cash deposit. There are some amendments to the language in the Insurance section. Mrs. Kelly-Garay, who has been in the insurance industry for the last 40 years, spoke about how the town should have insurance in case of a lawsuit. This way the town's defense cost would be covered. It is standard in the industry to ask for this, along with insurance that will cover environmental cleanup. Joyce spoke with the Building Inspector to speak about the insurance language. She feels that the clearer we can be in the bylaw language the better off the town will be.

A copy of the proposed Bylaw will be available in the Planning Board Office or The Town Clerks Office.

Motion to close the public hearing on the proposed Commercial Wind Energy Bylaw made by Mr. Richard Eichacker second Mr. David Dufresne - Roll Call Vote; Mrs. King- yes; Mr. Londergan- yes; Mr. Dufresne- yes; Mr. Veliz- yes; Mr. Eichacker- yes; 5 yes votes.

Motion to approve and accept the Commercial Wind Energy Bylaw with edits decided upon at this meeting made by Mr. Richard Eichacker second Mr. David Dufresne- Roll Call Vote; Mrs. King- yes; Mr. Londergan- yes; Mr. Dufresne- yes; Mr. Veliz- yes; Mr. Eichacker- yes; 5 yes votes.

Representative: Michael Giaimo, Attorney with Robinson & Cole LLP

Borrego Solar-

Mr. Giaimo came to the meeting to talk about the fence and the basin on the solar site. The board agreed that the changes made to the fence is an improvement. A Peer Reviewer may be hired to review the site. Mr. Eichacker spoke with a Peer Review to see what the cost would be to review. The Peer Reviewer suggested to ask the applicant to have an engineer assess the site to recommend any maintenance related to observations. This would be the least expensive option and would not require a Peer Reviewer's involvement. If there are continued issues with poor drainage, etc. the next suggested step would be to hire a Peer Reviewer. After that they would have a field meeting to review the current conditions, provide recommendations relating to outlet controls, possible regrading, etc. for the applicant's engineer to contemplate a red line design of the basin. This would be based on the field observations and would provide information to the peer reviewer by the engineer. This would be relayed to the Board. The next step he suggests is a one-time field follow-up. The Board is worried that the basin problem is a design issue and not a maintenance one. The bond idea was a good offer, but they are not sure if that would cover the cost to fix the problem. That is why the board wanted to get advice from a Peer Reviewer. The issues would be resolved if the basins are fixed. The board explained what they had observed during site visits. Mr. Giaimo said that Borrego wants to fix this as much as the board does. The board made it clear that if the basin is fixed then they see no other issues.

Payroll/Bills/Budget

Motion to approve and sign payroll in the amount of \$ 256.64, and \$ 240.60 for Jill Chalifoux-Miller made by: Mr. David Dufresne second Mrs. Drue King - 5 yes votes.

Motion to approve and sign February invoices for Mirick O'Connell in the amount of \$ 2,375.00, \$ 820.00, \$ 405.00, \$ 2,645.00 and \$ 600.00 made by Mr. David Dufresne second Mr. Richard Eichacker – 5 yes votes.

Motion to approve and sign minutes from March 14, 2022 made by: Mr. David Dufresne second Mr. Edward Londergan - 5 yes votes.

Comments and Concerns-

Site visit at Beaman Solar-

Mrs. Eichacker spoke about the site visit at Beaman Solar. The wrong materials were used for the basins and needs to be checked. She suggests the Planning Board to ask them to test the materials that blew out of the berm. David suggests having our Peer Reviewer review and identify why the materials blew out. An e-mail will be sent out to Beaman Solar to follow up to see if they checked the material used for the basin to see if it's what they expected it to be.

Other Business

The Board picked 3/3//22 to have an Executive Session at 4pm.

Motion to Adjourn made by: Mr. David Dufresne second Mr. Edward Londergan – 5 yes votes @8:17pm

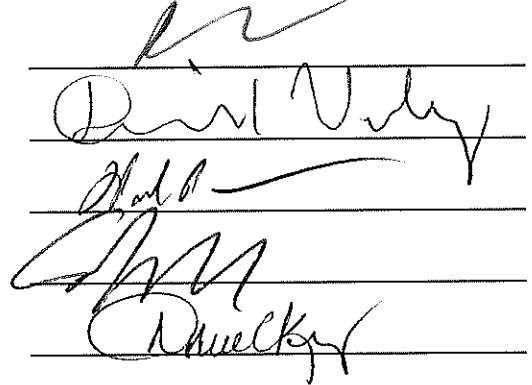
Next Meeting Date: April 11, 2022 @ 7:15pm

Respectfully submitted,

Jill Chalifoux-Miller
Secretary

04/11/2022
Date Approved

Members of the Board Signatures



The image shows four handwritten signatures on a set of four horizontal lines. The signatures are written in dark ink. The first signature is a stylized, cursive 'K'. The second signature is 'Daryl V. V. V.'. The third signature is 'H. A. B.'. The fourth signature is 'D. M. K.'. The lines are evenly spaced and extend across the width of the signatures.