

**WARREN PLANNING BOARD
MINUTES OF April 08, 2019**

PRESENT: Mr. William Ramsey: Chairman: Mrs. Susan Libby Vice-Chairmen; Mrs. Melissa Sepanek; Mr. Derick Veliz (7:27); Mr. Robert Souza

Absent: All Present

ATTENDEE: See List

Meeting was called to order at 6:15 PM

Payroll/Bills/Budget

Motion to approve and sign payroll for Kathleen Czub in the amount of \$197.40 made by Mrs. Libby: second Mr. Souza- 4 Yes Votes- 1 Absent (Mr. Veliz)

Minutes

Motion to approve and sign the Minutes of March 25, 2019 made by Mrs. Libby: second Mrs. Sepanek- 4Yes Votes- 1 Absent (Mr. Veliz)

ANR- ZPT Energy Solution, LLC- Ernest Mello presented ANR to Board to review. The purpose of this Plan is to reconfigure Lots 146 & 147 into proposed Lot 1 and remaining land as shown. After a review and with no further discussion, the following motion was made.

Motion to approve and sign the ANR for Coy Hill Rd. made by Mrs. Sepanek: second Mr. Souza- 4 Yes Votes- 1 Recused (Mr. Ramsey)

7:30pm-Decision for ZPT Energy Solutions, LLC.

Motion was made to except Special Permit No. 289 Site Plan No. 57 for 749 Reed Street as presented for ZPT Energy Solutions, LLC made by Mrs. Libby: second: Mr. Souza – 4 Yes Votes- 1 Recused (Mr. Ramsey)

Motion to sign Decision for ZPT Energy Solutions, LLC for 749 Reed Street for ZPT Energy Solution, LLC as written made by Mrs. Libby: second Mrs. Sepanek- 4 Yes Votes- Roll Call Vote-Mr. Souza Yes Vote- Mrs. Sepanek Yes Vote- Mrs. Libby Yes Vote- Mr. Veliz Yes Vote- Mr. Ramsey Recused.

7:45pm-Decision for Syncarpha Solar, LLC.

Motion was made to except Special Permit No. 281 Site Plan No. 49 for Little Rest Road as presented for Syncarpha Solar, LLC made by Mrs. Libby: second Mrs. Sepanek- 4 Yes Votes- 1 No Vote. (Mr. Ramsey)

Motion to sign Decision for Syncarpha Solar, LLC for Little Rest Road as written made by Mrs. Libby: second Mrs. Sepanek- 3 Yes Votes- 2 No Votes-Roll Call Vote- Mr. Veliz Yes Vote- Mrs. Libby Yes Vote- Mrs. Sepanek Yes Vote- Mr. Souza No Vote- Mr. Ramsey No Vote.

8:00pm- Continue Public Hearing on Special Permit No. 284 & 285 Site Plan No. 52 & 53 for ZPT Energy Solutions, LLC. The Applicant is requesting to construct and operate a 5 MW Ground-Mounted Solar Facility. The Properties are located on Coy Hill Road also known as Assessors Map 3 Lots 146 & 147 which is located in the Rural District.

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Mr. William Ramsey Chairman recused himself but sat in on the Hearing.
Vice Chairman Mrs. Susan Libby continue with the Hearing.
Ernest Mello for ZPT.

On March 25, 2019 Mr. Mello addressed the Board asking to withdraw the Special Permit Application and continue with Site Plan only. (This was part of the Lawsuit). The Board inform Mr. Mello that we have 30 days to decide to appeal.

The Board unanimously decided not to appeal the decision from the Court. The Board did not want the Town to occur anymore legal fees.

The Board wants the amended compliant dismissed also.

Mr. Kiritsy, Esq. said he did not file the amendment in the court. Mr. Ramsey will call Town Counsel in the morning to see if it was filed.

Board will continue as is till answer from Town Counsel.

Comments & Concerns

Mr. Boudreau Highway Superintendent and Abutters have concerns with the culvert on the north side backing up all the time.

Any staging would have to be on Rt 67. One truck up at a time and one down at a time. Because of Milk Trucks and School Buses.

Have a Police Officer or Flagman on duty while the driveway is being constructed and for deliveries.

Wants the road to be sweep daily.

Will a tub grinder be on site? Mr. Mello answered they will be taking the large logs and stumps off site. The rest will be chipped on site.

Angle into the site with the soft shoulders on the road.

Mrs. Richardson asked why haven't they used Worcester County Soil Maps? Mr. Skoultchi answered they did test pits, had site data and was Peer Reviewed approved from two (2) engineers.

At this time motion was made to continue Hearing to April 22, 2019 @ 7:45 made by Mrs. Sepanek: second Mr. Veliz- 4 Yes Votes- 1 Recuse (Mr. Ramsey)

Reviewed Proposed Zoning Bylaw Amendment received by the Warren Solar Advisory Committee.

Mr. Ramsey had no changes. Mr. Ramsey did ask if Mr. Keough had an opinion. Mr. Keough did and the committee made the changes he suggested.

Mrs. Sepanek was fine with the amended bylaw as long as Town Council approved.

Mrs. Libby asked if the amendment gets voted in what will the State say? Most of the changes they have made other Towns have already made and have been approve by the AG's Office.

Mr. Souza had two concerns #1 is restricting zones but won't object because of what is happening to the Town. #2 Why only allow 18 projects in town. If all projects on the table now get approved it would allow for two more in Town.

Mr. Souza & Mr. Veliz, Thanked the Committee for their hours of hard work putting together the proposed amendments.

The Committee has the Boards support.

A Public Hearing is Scheduled for Wednesday April 17, 2019 @ 6:15pm in the Gymnasium at the Shepard Municipal Building.

Next Meeting Date: April 22, 2019 @ 7:15pm

Motion to Adjourn made by Mrs. Libby: second Mr. Souza– 5 Yes Votes@ 9:00

Respectfully submitted,

Kathleen M Czub
Secretary

05/20/2019
Date Approved