

WARREN PLANNING BOARD
MINUTES OF April 22, 2019

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

Absent: All Present

ATTENDEE: See List

Meeting was called to order at 7:15 PM

Payroll/Bills/Budget

Motion to approve and sign Invoice for Turley Publications (Bragg Rd) in the amount of \$ 185.05 made by Mrs. Libby: second Mr. Souza- 5 yes votes

Motion to approve and sign invoice for Turley Publications (Solar Bylaw) in the amount of \$ 157.83 made by Mrs. Libby: second Mr. Souza – 5 yes votes.

Motion to approve and sign in voice for Graves Engineering (Cutler Rd) in the amount of \$ 1.376.25 made by Mrs. Libby: second Mr. Souza- 5 yes votes.

Motion to approve and sign invoice for Graves Engineering (749 Reed St) in the amount of \$ 588.85 made by Mrs. Libby: second Mr. Souza- 5 yes votes.

Motion to approve and sign invoice for Graves Engineering (334 Coy Hill) in the amount of \$ 885.40 made by Mrs. Libby: second Mr.5 yes votes.

Motion to approve and sign payroll for Kathleen Czub in the amount of \$ 205.63 & \$197.40 made by Mrs. Libby: second Mr. Souza- 5 Yes Votes

ANR- Cronin Road- Steven Skowyra- Mr. Skowyra presented the ANR to the Board to review. The Plan is to separate the lot into two lots After a review and no further discussion, the following motion was made.

Motion to approve and sign the ANR for Cronin Road made by Mr. Souza: second Mrs. Libby- 5 Yes Votes.

7:30pm- Public Hearing for Special Permit No. 292 & Site Plan No. 59 for ZPT Energy Solutions II, LLC. The Applicant is requesting to construct and operate a Ground-Mounted Solar Energy Generating Facility. The Properties are located on Bragg Road also known as Assessors Map 10 Lots 24, 24.1 & 27 which are in the Rural District.

Mr. Gary Liquori, Esq. Representative for the Kings & Blakes, abutters to the project.

Mr. Liquori addressed the Board before the Hearing began. They believe the Hearing should not be held, since there is a Temporary Moratorium in effect since January 17, 2019 approved by the Attorney General. This Property and two others were part of a Law Suit against the Board filed by ZPT. ZPT won the Law Suit against the Town therefore this application falls under the Zoning Bylaws that were in effect prior to May 8, 2018.

Mr. George Kiritsy attorney for ZPT and Mr. Liquori addressed their point to each other. The Board as a whole decided to continue with the Hearing since this is just and introductory to the project.

The Hearing was stopped @ 7:45 to open Public Hearing for ZPT Coy Hill Road. The applicant agreed with the Board to continuing with ZPT Bragg Road Hearing. Hearing will reopen @ 8:00pm.

7:45pm continued Hearing for Bragg Road.

Mr. Adan Christie presented for ZPT.

There is a P & S agreement from Mr. Kenneth Alberts on his two properties and a lease agreement (25-year lease with 5-year extensions) from Mr. Robert Inangelo to ZPT.

91 Acres between the three (3) parcels- 51.5 to be used for the Solar Project.

Questions were asked

How long is the gravel Road? Mr. Christie answered 935 ft.

Where is the Battery Storage Box?

Will the Erosion material be put in first before tree clearing?

How many Solar Facility have been decommissioned? None

Is there a plan on decommissioning? Yes.

These questions will be answered in the Peer Review that Graves Engineering will be doing.

At this time Hearing will be continued when Graves Peer Review is ready.

8:00pm-The Board open Hearing for WA-Farms Development & Beaman Road Solar. The applicant agreed with the Board to continue with ZPT Coy Hill Road Hearing. Hearing will reopen @ 8:30pm.

8:00pm- Board will now continue with ZPT Coy Hill Road.

Ernest Mello applicant for ZPT. Mr. Mello asked the Board to withdraw the Special Permit Application. The Board has not heard back from Town Counsel on this matter.

Mr. Ramsey asked Mr. Boudreau about Coy Hill Road and parking, unloading on the Road. Mr. Boudreau said they will need to get a driveway permit. The Road must be open at all time for the flow of traffic.

Mr. Ramsey asked about wood chipper and grinders because of the noise. A horse farm abuts the property. Also, To be aware of the Vernal Pond on the property.

Mrs. Richardson asked why 7 out of 10 test pits failed.

One of the basins is in Conservation hands, the Board will have Graves on site to monitor the other basin.

Has anyone ever tested for electricity in the ground? That is could be harmful to animals grazing in the fields.

The Board will speak with Graves Engineering.

At this time the motion was made.

Motion to close Public Hearing for ZPT Energy Solutions, LLC. Made by Mrs. Libby: second Mrs. Sepanek- 5 yes votes

8:30pm- 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.

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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.

At this time the motion was made.

Motion to close Public Hearing for MA-Farm Development, LLC & Beaman Road Solar, LLC Made by Mrs. Libby: second Mrs. Sepanek- 5 yes votes.

Next Meeting Date: May 6, 2019 @ 7:15pm

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

Respectfully submitted,

Kathleen M Czub
Secretary

05/20/2019
Date Approved