

**WARREN PLANNING BOARD  
MINUTES OF May 06, 2019**

**PRESENT:** Mrs. Susan Libby Vice-Chairmen; Mrs. Melissa Sepanek; Mr. Derick Veliz (7:22); Mr. Robert Souza

**Absent:** Mr. William Ramsey: Chairman

**ATTENDEE:** See List

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**Meeting was called to order at 7:15 PM**

**Comments & Concerns.**

Mr. Jim Fountain addressed the Board asking questions on putting in a small Solar Array (1.23 MW) on his Gravel Pit on Rt 19(Brimfield Rd). The Town is in a Moratorium at this time no new projects will be taken. There will be an Article on the floor at the Annual Town Meeting (May 14, 2019) to amend the current Town Bylaw. Part of the amendment is to allow Solar only in the Commercial District and the Major Development Overlay District. Mr. Fountains Gravel Pit is not in the two zones. Mr. Souza advised him he can amend the Article on the floor to add Gravel Pits to the amendment. Solar Array 1 MW and under is considered a Small Solar Array anything over 1 MW is considered a Large Solar Array.

**Payroll/Bills/Budget**

Motion to approve and sign payroll for Kathleen Czub in the amount of \$ 205.63 & \$197.40 made by Mr. Souza: second Mrs. Sepanek - 4 yes votes- 1 absent (Mr. Ramsey).

Motion to approve and sign Proposal for Graves Engineering (Bragg Rd) in the amount of \$ 5,700.00 made by Mr. Souza: second Mrs. Sepanek - 4 yes votes- 1 absent (Mr. Ramsey).

The Board reviewed the decision for ZPT SP# 284 & 285 SPR# 52 & 53 (Coy Hill Rd).

Mrs. Sepanek had a question on #12 page 6 and # 5 on page 7. The Board decided to deleted #12. Also remove Mr. Ramsey's name from the signage page (recused himself from the Hearing) and change a few words.

Mr. Souza asked the Board if they would agree to change # 5 page 6 from No Saturdays to allow them to work from 7-2 since the areas is out of view. The Board agreed to allow Saturday 7-2. Changes will be made for the May 20<sup>th</sup> meeting.

The Board reviewed the decision for WA-Farms development, LLC and Beaman Road Solar, LLC. SP# 282 & 283 SPR# 50 & 51

The Board also removed #12 from page 6 and changed the same words. The Board will allow them to work Saturdays from 7-2. Changes will be made for the May 20<sup>th</sup> meeting.

Minutes tabled till next meeting when all Board Members are present.

**Next Meeting Date:** May 14, 2019 @ 6:00pm Annual Town Meeting & May 20, 2019 @ 7:15pm

Warren Planning Board Minutes of May 6, 2019

**Motion to Adjourn** made by Mrs. Sepanek: second Mr. Souza– 4 yes vote- 1 absent (Mr. Ramsey). @ 9:45

Respectfully submitted,

Kathleen M Czub  
Secretary

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Date Approved