

**WARREN PLANNING BOARD
MINUTES OF June 17, 2019**

PRESENT: 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

7:15pm-ANR-Ronald Adley/Scott Young-Cronin Road- Vote Expected.

A lot line was changed due to a shed being on the property line between the Adley and the Carty. Also, two lots were created for building lots. Both lots meet zoning requirements. With no further discussion the motion was made to accept the ANR made by Mrs. Sepanek: second Mr. Veliz- 4 yes votes

Payroll/Bills/Budget

Motion to approve and sign payroll for Kathleen Czub in the amount of \$279.65, \$197.40, \$279.65 & \$246.75 made by Mrs. Sepanek: second Mr. Veliz- 4 yes votes

Motion to approve and sign invoice for Graves Engineering (Bragg Rd) in the amount of \$ 2,470.00 made by Mr. Souza: second Mr. Veliz- 4 yes votes.

Motion to approve and sign minutes of May 6, 2019 made by Mrs. Sepanek: second Mr. Souza- 4 yes votes.

Motion to approve and sign minutes of May 20, 2019 made by Mrs. Sepanek: second Mr. Souza- 4 yes votes.

May 22, 2019 Tabled

June 3, 2019 Tabled

Motion to approve and sign the minutes of (Corrected Copy) December 10, 2018 made by Mr. Souza: second Mr. Veliz- 4 yes votes.

7:30pm-Continue Public Hearing for 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.

Adam Christie & Dan Delaney Representatives for ZPT Energy Solutions, LLC and Jeffrey Walsh for Graves Engineering.

Peer Review

Mr. Walsh opinion was no parking on Bragg Road. The Plans have been revised to show two (2) construction parking areas on Sheet CP-102 Also an area to turn around outside the fence area per the Fire Chief.

Warren Planning Board Minutes of June 17, 2019

Calculations were inconsistent on Sheet CS-103. Sheet has been revised.

HydroCAD show a width of 12" whereas the plans show a width of 16". The calculations were corrected.

Changes on Sheet CS-102 west side of driveway's intersection needed to be re-graded to reduce the 20% grade.

Comment, Concerns and questions from the Abutters.

Water Run-off to abutting properties, steep incline, test pit testing.

ANR that was done freezing the Use also being in Chapter.

If anyone has walked the Site. Yes, Mr. Walsh has walked the site. Members of Board would like permission to walk the site.

A list of Questions was given to the Board and the Application from the abutter.

The meeting was getting heated so the motion was made to continue Public Hearing Site Plan No. 59 for ZPT made by Mrs. Sepanek: second Mr. Veliz- 4 yes votes.

Hearing will continue to July 15, 2019 @ 7:30

8:40pm-Continue Public Hearing for Special Permit No. 286, 287 & 288 Site Plan No. 54, 55 & 56 for ASD Coy Hill MA Solar, LLC. The Applicant is requesting to construct and operate a 22.4 MW Ground-Mounted Solar Facility. The Properties are located on Coy Hill Road also known as Assessors Map 1 Lot 14, Map 3 Lots 131 & 132 which are located in the Rural District.

James Evan Turner & John Brodeur Representative for ASD Coy Hill MA Solar, LLC

Mr. Turner presented the Project to the Board.

Mr. Turner is still working with the Conservation Committee, Final Plans will be submitted for the next hearing date.

The project will be sent to Graves Engineering for a Peer Review.

Motion was made to continue Public Hearing for Special Permit No. 286, 287 & 288 Site Plan No. 54, 55 & 56 for ASD made by Mrs. Sepanek: second Mr. Veliz-4 yes votes.

Hearing will continue to August 12, 2019 @ 7:30

Decision for ZPT Coy Hill Road Site Plan No.52 & 53.

The Board reviewed the Decision with Robin Stein (Town Counsel).

Mrs. Stein drafted the Decision and add on page 6 # 5 to add Building Inspector for Approval along with the Planning Board. With no further questions the motion was made.

Motion to accept Site Plan Approval Application No. 52 & 53 based on the Finding & Condition of the Decision made by Mrs. Sepanek: second Mr. Souza- Roll Call Vote- Mr. Souza yes- Mr. Veliz yes- Mrs. Sepanek yes- Mrs. Libby yes.

Warren Planning Board Minutes of June 17, 2019

Site Plan No. 52 & 53 Approved.

Reorganizing of the Board

Motion was made to appoint Mrs. Libby as Chairman of the Board made by Mr. Souza: second Mrs. Sepanek- 4 yes votes.

Motion was made to appoint Mrs. Sepanek as Vice-Chairman made by Mr. Souza: second Mr. Veliz- 3 yes votes-1 no (Mrs. Sepanek).

Next Meeting Date: June 24, 2019 @ 7:15pm

Motion to Adjourn made by Mr. Souza: second Mrs. Sepanek – 4 Yes Votes@ 9:45pm

Respectfully submitted,

Kathleen M Czub
Secretary

Date Approved