

**WARREN PLANNING BOARD
MINUTES OF June 24, 2019**

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

Absent: None

ATTENDEE: See List

Meeting was called to order at 7:00 PM

Motion to enter into Executive Session made by Mrs. Sepanek: second Mr. Souza- Roll Call Vote Mr. Souza yes- Mr. Veliz yes- Mrs. Sepanek yes- Mrs. Libby yes.

7:00pm-Executive Session under G.L.c.30A, Section 21(a) (3) to discuss litigation strategy relating to litigation known as Syncarpha Capital, LLC et al v. Ramsey et al., Land Court Case No. 19 PS 000219, if the Chair declares that an open meeting may have a detrimental effect on the litigation position of the Board.

A motion was made to close Executive Session and return to open session made by Mrs. Sepanek: second Mr. Veliz – Roll Call Vote Mr. Souza yes- Mr. Veliz yes- Mrs. Sepanek yes- Mrs. Libby yes. (7:29)

7:30pm-Remand Public Hearing on Special Permit No. 281 & Site Plan No. 49 for Syncarpha Capital LLC. The Applicant is requesting to construct and operate a 4.98 MW Ground-Mounted Solar Energy Facility. The Property is located on Little Rest Rd. also known as Assessors Map 11 Lots 82 & 83.3 which is located in the Rural District.

Carter McCann spokesmen for Syncarpha and Stephen O’Connell for Andrews Survey & Engineering, Inc. (ASE).

Mr. McCann discussed the main concerns the Abutters had with stormwater run-off. Mr. McCann showed on the Plans what precautions they have taking to keep the water on site not to run on to abutters properties or into the wetlands. Syncarpha will have cameras to monitor the Site.

Weekly reports will be giving to the Board. Graves will visit the Site weekly.

Discussion that the Town could possibly receive \$ 45,000.00 in Tax Revue also, a scholarship in the amount of \$40,000. To mitigate against potential impact on the abutters, Syncarpha has agreed to and shall perform and permit the following.

For the Blakes, utility lines shall be installed underground, not on poles. Employ additional dust control measures beyond the required state law including extra water and a plastic or geofabric barrier to be mounted on the Blakes property driveway entrance. Screen electrical utility boxes with a wood fence and tree planting. Will allow the Blakes to access the rear of their property via the new site driveway.

For the Trombly, to install 150 feet of trees to screen them from the Site.

For the Pontbriand, will plant a row of tree to screen the Site only if the Conservation Commission approves.

For the Beaudry, agreed to drill an artesian well.

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Comments & Concerns

Q; Were test pit done A; yes

Q; Why is the Board doing a Remand? Syncarpha took the Planning Board to Land Court. The Court asked both parties to Remand.

Q; When the project is Built will it be hooked up immediately to National Grid? A; Syncarpha will not start building the project until NGrid has told them they will be hooked in.

Q; So, a No doesn't mean No. Abutters wants the Board to denied.

At this point the meeting was getting out of order Mr. Souza and abutters were going back and forth. Mr. Souza final had enough told them they could have his seat and said he resigns and let the meeting.

The Board went to recess and followed Mr. Souza out of the meeting to speak with him, he declined and left the building.

The Board reopen the Meeting while Town Counsel and the Counsel for Syncarpha went outside to speak.

Payroll/Bills/Budget

Motion to approve and sign payroll for Kathleen Czub in the amount of \$263.20 made by Mrs. Sepanek: second Mr. Veliz; - 3 yes votes- 1 absent (Mr. Souza)

Motion to approve and sign invoice for Petty Cash and Reimbursement to Kathleen Czub in the amount of \$ 69.00 (\$47.00 to petty cash & \$ 22.00 to Kathleen for postage) made by Mrs. Sepanek; second Mr. Veliz – 3 yes votes- 1 absent (Mr. Souza)

The Attorney reentered the meeting, since the Board did not have a quorum the motion was made.

Motion to Continue Remand Public Hearing to July 01, 2019 @ 7:15 made by Mrs. Sepanek: second Mr. Veliz- 3 yes votes- Mr. Souza left the meeting.

Next Meeting Date: July 1, 2019 @ 6:45pm

Motion to Adjourn made by Mrs. Sepanek: second; Mr. Veliz–3 yes votes- 1 absent (Mr. Souza) @ 8:45

Respectfully submitted,

Kathleen M Czub
Secretary

Date Approved