

WARREN PLANNING BOARD
MINUTES OF SEPTEMBER 7, 2011

Present: Mr. Peter Krawczyk, Mr. David Messier, Mrs. Melissa Sepanek and Mr. Bill Scanlan

Absent: Mr. Bill Ramsey and Mrs. Susan Libby

Attendees: Mr. Gus Abalo and Mr. Robert Souza

Opened the Meeting at 6:00 PM

The Board briefly discussed the suggested changes to the proposed Solar By-law made by Town Counsel.

Transfer Station: The Board of Health started the paperwork required for the Transfer Station. Mr. Lacey on behalf of the Board of Health has requested waivers of the nine (9) copies and application fee. The Board agreed that just the advertising cost and postage would be required. In addition, only one (1) additional plan and narrative (most recently amended copy) would be required.

Motion to sign the T & G invoice in the amount of \$76.47 for advertising made by Mrs. Sepanek; second: Mr. Messier – unanimous

Motion to sign payroll for Rebecca Acerra in the amount of \$166.44 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

Motion to sign the invoice for Wm. Scanlan in the amount of \$1,300.00 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

The Board reviewed the expenditure report as of August 30, 2011. A discussion took place regarding the purchase of a copy machine for the office. The cost would be split with three other departments if the Conservation Commission agrees. All departments have sufficient funding in their expense accounts and this would be a minimal cost to all. Although Mr. Souza was somewhat reluctant as Selectmen, he suggested that a memo be sent to their board with such a request.

EOSOLAMERICAS – Mr. Abalo was present this evening in order to answer any questions the Board may have prior to the Special Town Meeting. The Planning Board is sponsoring a proposed Solar Energy By-law that if passed would allow Mr. Abalo to proceed with his solar farm located on what is now Scottish Meadows Golf Course on Little Rest Road. In order to benefit from the tax break from the government, Mr. Abalo would need to break ground on the project prior to December 31, 2011.

Mr. Abalo stated that all three phases would be under construction simultaneously with a 7 – 10 month start/finish time frame. This would be approximately from March 2012 to October 2012.

The issue with the tax status of such a project is still in the discussion stage with Mr. Souza and Mr. Abalo. Mr. Souza has researched this portion of the project regarding taxation and has spoken with Town Counsel, the Massachusetts Office of Business Development and the DOR. All are in agreement that any solar equipment that is attached to property can be assessed as real or personal property and be taxed accordingly. In an e-mail from Rosemary Scrivens (MOBD) she stated that “solar and wind power equipment is **only** tax-exempt if the owner is generating power for their own use” and “the DOR steers communities toward using a TIP instead of PILOT payments to incent solar communities to invest in solar farms.” Mr. Abalo has contacted his attorney for clarification however he feels that it is tax exempt. This issue will be discussed further by the Board of Selectmen if and when the by-law is approved.

The next meeting is scheduled for tomorrow evening at the Special Town Meeting, should the need arise to make any decisions. The next regular meeting is set for Wednesday, September 28, 2011 at 6:00 PM.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Messier – unanimous at 7:30 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____