

WARREN PLANNING BOARD
MINUTES OF FEBRUARY 8, 2012

Present: Mr. Bill Ramsey; Chairman, Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk, Mr. David Messier and Mrs. Melissa Sepanek

Attendees: Ken Lacey, Jr., Bob Downing, Bob Souza and Tim O'Brien

Opened the Meeting at 6:00 PM

Comments and Concerns: The Board reviewed the opinion received from Town Counsel regarding the issues raised regarding Eosol Americas proposed solar farm. Mr. Krawczyk agreed that the Town Planner acted outside of his authority; however it was without any intent to cause confusion or harm. Mrs. Libby expressed concern to what extent the relationship is between Graves Engineering, Inc. and Bowditch and Dewey, if any.

Mrs. Sepanek stepped down and recused herself from acting as a Planning Board member however remained as an abutter on the following matter:

6:15 PM – Opened the Public Hearing on Special Permit No. 250 and Site Plan Approval for the Board of Health for the Town of Warren. The request is being made under Section 3.26.6, Section 1.5 and Section 5.32.3 to allow the operation and alteration of a refuse disposal area maintained by the Town for use of residents to a transfer station.

Mr. Lacey spoke on behalf of the Board of Health. It appears that the original landfill never had a Special Permit. This was brought to the attention of the Board of Health last year, however did not act on the matter until they filed in December of 2011. (Numerous requests were made to the Board of Health to provide a plan for a review and determination throughout the year; however plans were not submitted until late August). The transfer station is and has been in operation without the proper permits in place.

Mr. Lacey provided a narrative from Scott Atkin at Anchor Engineering as to the background of the site along with current uses. A plan that was provided reflects the most current update. Some of the improvements include concrete pads for the compactors, drainage and upgraded gravel surfaces to promote drainage and prevent puddles/ice from developing. Mr. Lacey stated that the runoff flow doesn't change even with the impervious surface. Mr. Messier questioned the drainage coming off of the hill on the capped area. Mr. Downing stated that a "mammoth" drainage system will be installed prior to completion. Both Mrs. Libby and Mr. Krawczyk feel that the town was never given the opportunity at town meeting to decide if they wanted curb-side service or transfer station. Mrs. Sepanek, as an abutter, stated that she did not have any questions at this time. Mr. O'Brien, as Vice-Chairman of the Conservation Commission is familiar with the project. One prime concern is the intermittent stream that runs east to west. Last year, the Board of Health was requested by the Commission to file for a Request for Determination; however they failed to do so. Although it is after the fact, Mr. O'Brien is requesting once again that the Board of Health file for a RDA with the Commission. This will ensure that permitting is in order. Mr. Lacey stated that the resource areas were delineated and mapped during original expansion of landfill.

Mr. Lacey went on to say that the DEP has permitted the project and are out to the site on a daily basis. Mr. Downing offered to provide the paper trail. Mr. Messier still has concerns over the drainage issue and asked why money was spent hydro-seeding the hill if it were not complete. Mr. Lacey stated he would be happy to provide a plan (proposed and as built) that shows drainage from the capped hillside. Mr. Souza as an abutter and member of the Board of Selectmen stated that the landfill/transfer station is useful to his family and urged the Board to approve the project once all aspects are satisfied.

All members were in agreement to view the property prior to the next meeting. With no further comment at this time the following motion was made:

Motion to continue the Public Hearing for the Board of Health (on behalf of the Town of Warren) on Special Permit No. 250 to March 14, 2012 at 6:15 PM made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

Follow up discussion: In discussions regarding the Graves contract for Peer Review, Mr. Ramsey requested that clarification be made regarding the scope of services/general conditions of the contract. All were in agreement.

Motion to Adjourn made by Mrs. Libby; second: Mr. Messier – unanimous at 7:40 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____