

WARREN PLANNING BOARD
MINUTES OF FEBRUARY 22, 2012

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

Attendees: Gus Abolo, Scott Fenton, Kevin Beuttell, Ted Arranz, Sue Neri, Pearl and Clarence Major, David Delanski, Jeff Walsh, Robert Downing, Matt and Laura Marino, Tom Boudreau, James Dolan, Adam Lavoie, Bob Souza, Jr., Timothy O'Brien, Don Nickerson, David Chambers, Mike Fountain, Ed Kretkiewicz, Tony Moura, Joyce Eichacker, Brian and Trisha Wilk

Opened the Meeting at 6:00 PM

Comments and Concerns: No comments or concerns were heard from those in attendance.

Graves Engineering, Inc.: The Board reviewed the Peer Review Contract from Graves Engineering, Inc. for the proposed Solar Farm on Little Rest Road. Mr. Scanlan wanted to clear up any confusion that was caused by his approval for Graves to move forward with the review prior to the approval of the Board. In addition, clarification was made that there is no conflict of interest between Graves Engineering and Bowditch and Dewey, which is the developer's legal counsel. After a further review of the contract, the following motion was made: Motion to approve the contract for peer review for Graves Engineering, Inc. made by Mrs. Libby; second: Mr. Krawczyk –unanimous.

As Chairman, Mr. Ramsey signed the contract on behalf of the board.

Motion to approve the Minutes of January 25, 2012 as written made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to approve the Minutes of February 7, 2012 as written made by Mrs. Sepanek; second: Mr. Messier 4 Yes, 1 Abstention – Mrs. Libby due to absence.

Motion to approve the Minutes of February 8, 2012 as written made by Mrs. Libby; second: Mr. Messier – unanimous.

Mr. Scanlan notified the Board that he spoke with Tony Marcotte and advised him of the informational meeting scheduled on March 21, 2012 for the proposed Mill Conversion Overlay District. To that end, Mr. Ramsey once again requested that Mr. Marcotte provide a conceptual plan.

The Board reviewed the Notification Under Ch. 61A for Little Rest Road. The Board of Selectmen acted on this matter last evening.

6:30 PM – Site Plan Approval (R12-01A-SPR#12)

Opened the Public Hearing for the Site Plan Review #12 for Mass PV3, LLC and Eosol America's Inc. The Applicant is requesting Site Plan Approval under Section 5.3 to allow the

installation and operation of a 6 MWdc ground-mounted solar energy facility. This 95 acre parcel is located in the Rural District and is also known as Assessor's Map 11, Lot 52. Attorney Scott Fenton, counsel for the Applicants spoke on their behalf.

Atty. Fenton gave an overview of the proposed project. This site is anticipated to contain approximately twenty (20) thousand solar panels, which would be 30% of the site. The project will be fenced, secured and remotely monitored in Worcester. Frontage and access will be off of Little Rest Road. Inverters that are located within the panels would convert the energy from direct current (dc) to alternating current (ac). The panels would be placed on a rack system and the remaining land would be mowed 3-4 times per year for fire safety.

The panels are not flammable and the operation plan calls for mowing of any brush as earlier stated. A small outbuilding for storage will be located on the edge of the property. There will be no fuel storage on site and are currently working with the Fire Department on proper safety procedures. The panels can be cleaned with Windex and any glare would be minimal at best. The panels absorb the sun, not reflect it.

Possible vandalism will be the biggest issue as far as safety is concerned. Both Police and Fire will have keys to the gates. Approximate construction is 4 months. Evergreen trees will be planted for screening in accordance with the requirements of Site Plan Review. Upgrades to existing poles will be determined by National Grid at the developer's expense

Jeff Walsh from Graves Engineering, Inc. addressed the Board this evening.

Mr. Walsh reviewed the plans that were submitted on the Town of Warren's behalf and issued his report on February 17, 2012. Minor issues were noted and he found no major impediments on the plans.

Chairman Ramsey opened the floor for questions.

Edward Kretkiewicz – 479 Little Rest Road. Mr. Kretkiewicz questioned why they are proposing three project. Mr. Abolo stated that in 2008 the state law for Solar Generation limited facilities to 6 MW on one parcel.

Matthew Marino – 766 Keys Road. Mr. Marino if there would be any nighttime illumination. Mr. Fenton stated no. The remote surveillance system would be motion driven.

Fire Chief James Dolan – Chief Dolan wanted to ensure that the service roads would be able to handle the weight of his trucks. Mr. Beuttell from Stantec will supply the information and also provide a 50' turning radius. Plans for fire suppression on the storage buildings were also requested.

Clarence Major – 171 Little Rest Road – Mr. Major questioned the amount of heat if any would be coming off the panels. Atty. Fenton stated that the heat is absorbed and converted and the panels would be no warmer than any other piece of glass in the environment.

Atty. John Fitzgerald for his client Veronica Jandrue – 395 Little Rest Road. Atty. Fitzgerald questioned if the panels contained bio-degradable oils in the transformers. Atty. Fenton stated that they would be happy to supply a list of cleaning solutions to the Planning Board.

Mr. James Fountain through written comment stated that he is in favor of the project, in its entirety, which will be made part of the record.

With no further discussion at this time on this application, the following motion was made:

Motion to continue the Public Hearing for Mass PV3, LLC and Eosol Americas', Inc to March 14, 2012 at 630 PM made by Mr. Messier; second: Mr. Krawczyk – unanimous.

7:00 PM – Site Plan Approval (R12-01B-SPR#13)

Opened the Public Hearing for the Site Plan Review #13 for Mass PV3, LLC and Eosol America's Inc. The Applicant is requesting Site Plan Approval under Section 5.3 to allow the installation and operation of a 6MWdc ground-mounted solar energy facility. This 45.91 acre parcel is located in the Rural District and is also known as Assessor's map 11, Lot 54. Again, Scott Fenton, counsel for the Applicants spoke on their behalf.

As with Site A, this site will be comprised of the same galvanized racking system for the panels. Fifty-five (55) percent of the lot will be covered with panels and will be shielded from view with a natural buffer of trees and fencing. The nearest abutter to this property is approximately 200 – 250 feet away. Also as in Site A, the panels will be non-reflective, self-sufficient and monitored off-site.

Jeff Walsh from Graves Engineering, Inc. reviewed the plan provided on the Board's behalf and found that as with Site A, minor revisions were needed and should not impede the project.

Town Planner, William Scanlan questioned the possible filling-in of the Floodplain and reminded Atty. Fenton that if the plan was accurate, then a Special Permit would be required. Also a surety bond would need to be filed. Mr. Beuttell stated that he would address that issue.

With no further questions at this time, the following motion was made: Motion to continue the Public Hearing for Mass PV3, LLC and Eosol Americas', Inc. to march 14, 2012 at 7:00 PM made by Mrs. Libby; second: Mr. Messier – unanimous.

7:15 PM – Site Plan Approval (R12-01C-SPR#14)

Opened the Public Hearing for the Site Plan Review #14 for Mass PV3, LLC, and Eosol America's Inc... The Applicant is requesting Site Plan Approval under Section 5.3 to allow the installation and operation of a 6 MWdc ground-mounted solar energy facility. This parcel contains 89.13 which is located in the Rural District and is also known as Assessors' Map 11, Lot 90.

As with Sites A & B, this site will contain approximately twenty (20) thousand solar panels, which is 40% of the lot. This site will also meet or exceed zoning setbacks, fenced, secured and remotely monitored in Worcester. An easement to National Grid is on the lot. National Grid will determine if any utility poles need to be replaced, which is at the developer's expense.

Assistant Fire Chief Adam Lavoie – Asst. Chief Lavoie addressed the existing water supply on Site C. He wanted confirmation that that will remain seeing it is the only water source with the exception of the fire trucks, located in that area. Atty. Fenton offered that an easement could be done to provide access to the dry hydrant.

Questions were raised regarding the effect on property values. Atty. Fenton stated that he has only seen one report and it showed no impact on values. Mr. Ramsey offered to have a representative from the Board of Assessors' Office attend the next meeting in order to shed some light on this particular matter.

Jeff Walsh from Graves Engineering, Inc. reviewed this submittal as well. This too will require only minor corrections; none which would deter the project.

Mr. Abolo stated that he would be happy to provide a solar specialist at the meeting in March to answer any other additional questions.

With no further discussion at this point, the following motion was made:

Motion to continue the Public Hearing for Mass PV3, LLC to March 14, 2012 at 6:45 PM and amend the continuances for Site A & B to 6:15 PM and 6:30 PM respectively on the same night made by Mrs. Sepanek; second: Mr. Messier – unanimous.

Other Business:

Special Permit Application No. 249 – a draft decision was presented for the Board's review. Some minor changes were discussed and incorporated. A new draft will be presented for approval and signatures at the next meeting.

Motion to sign payroll for Rebecca Acerra in the amount of \$145.64 and \$97.09 made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

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

Motion to sign the Annual Assessment for FY 2013 for CMRPC in the amount of \$1,237.12
made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

A work meeting has been scheduled for February 29, 2012 at 6:30 PM.

Motion to Adjourn made by Mrs. Libby; second: Mrs. Sepanek –unanimous at 8:45 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved_____