

WARREN PLANNING BOARD  
MINUTES OF MARCH 14, 2012

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

Attendees: Gus Abolo, Scott Fenton, Kevin Beuttell, , Pearl and Clarence Major, Jeff Walsh, , Matt and Laura Marino, Bob Souza, Jr., Jim Fountain, Ed Kretkiewicz, Joyce Eichacker, Brian Wilk, Mary-Lou Coache, Veronica Jandrue, John and Karen Wilk, Frank Holmes and Mr. & Mrs. Kevin Dorman

---

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 a Change Contract Order from Graves Engineering, Inc. for the proposed Solar Farm on Little Rest Road. This change reflects a review that will be done on behalf of the Conservation Commission. With all in agreement, the following motion was made:

Motion to approve the Change Contract Order on behalf of work for the Conservation Commission for peer review for Graves Engineering, Inc. made by Mr. Krawczyk: second: Mrs. Libby – unanimous.

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

Motion to sign the Graves Engineering, Inc. invoice for work done to date in the amount of \$4,904.50 made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

**Special Permit Application No. 249 – Roseann Cronin – 214 O’Neil Road.** The Board reviewed the draft that was presented and with no objections, the following motion was made: Motion to sign the Decision for Special Permit Application No. 249 as written made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

**6:15 PM – Continuation of the Public Hearing for ((R12-01A-SPR#12)** for Mass PV3, LLC and Eosol Americas’ 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.

Kevin Beuttell, Project Manager from Stantec Consulting provided revised plans that reflect the findings of the Peer Review dated February 17, 2012. Jeff Walsh also reviewed the revised plans which were received in his office on March 12, 2012 and revealed a few minor issues that were still pending, however overall the responses were thorough.

Item #14 – Soil Testing called for a later date for actual testing which Mr. Walsh felt was a reasonable assumption by the developer; however it still needs to be done which should be a conditional approval.

Item #18 – Stone Size – Needs to be detailed on plan.

Item #20 – Flood Plain – No filling will occur and is correctly depicted on the plan.

Item #33 – Street Address – Applicant has 261 Little Rest Road when the correct address is 361 Little Rest Road.

Mr. Ramsey posed the question of the extent of the cameras. Mr. Abolo stated that the focus will be limited to the perimeter of the property.

Ms. Laura Faust-Dunphy who resides at 145 Little Rest Road was unable to attend the hearings, however provided written comments in opposition to the project as a whole.

Atty. Fenton requested that the Board approve the design with conditions.

With no further questions from the Board, the following motion was made: Motion to Approve the Site Plan Review Application for Mass PV3, LLC and Eosol America's made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

**6:30 PM – Site Plan Approval (R12-01B-SPR#13)**

Continuation of 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.

Jeff Walsh from Graves Engineering, Inc. reviewed the revised plans that were provided and found that as with Site B, minor revisions were needed and should not impede the project.

With no further questions at this time, the following motion was made: Motion to approve the Site Plan Review Application for MassPV3, LLC and Eosol America's made by Mrs. Sepanek; second: Mrs. Libby - unanimous.

**6:45 PM – Site Plan Approval (R12-01C-SPR#14)**

Continuation of 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 acres which is located in the Rural District and is also known as Assessors' Map 11, Lot 90.

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

Emergency operation and plans need to be supplied to both Fire and Police Departments in accordance with zoning bylaws.

With no further discussion at this point, the following motion was made:  
Motion to approve the Site Plan Review Application for Mass PV3, LLC and Eosol Americas' made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

**The Board took a recess and will reconvene at 7:00 PM in the Planning Board office.**

**MaryLou Coache, Assistant Assessor:** The Board requested that Ms. Coache speak with residents to address their concerns over property values.

Ms. Coache stated that property values are based on the property as of January 1<sup>st</sup> of the preceding year. As of the first of this year (2012), the property is still classified as a golf course. Revaluations are done in the fall and are based on the market. Ms. Coache assured all in attendance that the Board of Assessors' will be monitoring the situation closely. Mrs. Sepanek stated that there is plenty of information online regarding solar farms; however she was unable to locate any information that addressed property values.

Ms. Jandrue who resides at 395 Little Rest Road reminded all in attendance that at the Special Town Meeting in February, residents were told by officials that the property values would not be affected.

Ms. Coache believes that a PILOT program is the best way to go at this point citing no historical data to use any other avenue. Mr. Ramsey thanked Ms. Coache for speaking this evening which provided insight into how the Assessors arrive at property values.

**Other Business:** The Board approved the 2011 Annual Report which will be submitted to the Board of Selectmen's Office as requested.

Motion to sign payroll for Rebecca Acerra in the amount of \$117.48 made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

The Board reviewed the expenditure report and requested that a copy of the Town Planners contract be supplied prior to renewal.

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

Respectfully submitted,

Rebecca Acerra  
Secretary

Date Approved \_\_\_\_\_

