

WARREN PLANNING BOARD
MINUTES OF APRIL 11, 2012

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

Attendees: Greg Herring, Robert Downing, Ken Lacey and Scott Atkin

Opened the Meeting at 6 PM

Comments and Concerns: A brief discussion took place regarding the proposed zoning with respect to racetrack/race-course. This will be discussed further at the next informational meeting on April 18, 2012.

Motion to accept the Minutes of April 4, 2012 as written made by Mr. Messier; second: Mr. Krawczyk – 3 Yes (Mrs. Libby and Mrs. Sepanek abstained due to absence)

6:15 PM – Greg Herring – Solventera, Inc.: Mr. Herring requested a few minutes this evening to introduce himself regarding an upcoming solar project on Little Rest Road. Mr. Herring is working with Mr. & Mrs. Gerry Morin to install a 4-5 MW Solar facility. Solventera has been working with National Grid for the last year and are awaiting formal acceptance. Solventera will lease several small footprints from within the Morin property. This project is anticipated to be approximately 25 acres. Mr. Herring is aware of the Site Plan Approval process and will move forward accordingly.

Mrs. Sepanek removed herself as a board member from the following discussion and remained as an abutter.

6:30 PM – Continuance of the Public Hearing for the Board of Health on behalf of the Town of Warren. The application is for a Special Permit No. 250 and Site Plan Review to allow the operation and alteration of a refuse disposal area maintained by the town for use of residents to a transfer station. The property is located at 581 South Street which is in the Rural District and is also known as Assessor's Map 6, Lot 90.1.

Mr. Scott Atkin, the engineer from Anchor Engineering who is overseeing the landfill closure and switch to transfer station spoke on behalf of the Board of Health. As of now, the landfill is closed out. The Dept. of Environmental Protection currently has items on their punch list that remain open. Scott Atkin stated that they are working to implement Best Management Practices.

Mr. Krawczyk asked if the road to the transfer station was a legal width by today's standards. Mr. Ramsey suggested that perhaps the highway department could measure to see if it were adequate for two-way traffic.

Mr. Downing stated that when the project is complete, the road will be more than adequate. Mr. Krawczyk also stated that in speaking with Dan Hall from DEP, Mr. Hill is concerned over the composition of the road. Mr. Atkin stated that the road did take a beating during construction however part of the final process will be to grade the road. Mr. Lacey also stated that one of the

conditions in the new contract will include road maintenance. Mr. Lacey offered to supply the amount of cubic yards of stone brought in to date. Also at issue for Mr. Krawczyk is the current condition of the guardrails which at this time are broken.

Discussion also took place regarding the Fire Department hosing down the pad and Highway using the pelican to clean the area. This appeared to be just talk and Mr. Lacey stated that he had no prior knowledge of this until now.

Mr. Lacey stated that all of these issues are being included into the new contract, many of which were never included in the past. Solid Waste Solutions from Northampton currently holds the contract for the landfill. The new contract is currently out to bid and the Board of Health should have more information for town meeting. In closing, Mr. Krawczyk addressed the following concerns:

- DEP to make recommendation regarding concern over lack of fencing around the new swales
- Lack of adequate signage
- Insufficient amount of personnel on Saturdays
- Emergency plan on file
- Compost pile in back corner

Mrs. Libby requested a copy of the RFP and new contract once it is awarded as well as an "As Built" plan. The Conservation Commission is reviewing the RDA this evening. With no further information at this time the following motion was made:

Motion to continue the Public Hearing for SP#250 for the Board of Health to May 16, 2012 at 7:15 PM made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

Other Business:

Eosol Americas: Mr. Abolo provided some information regarding fire/police safety plan which at best was vague. Both Fire and Police are working with this office to provide their particular expectations. This issue of the Surety was also discussed. The Board was in agreement to forward it to counsel and the Treasurer for review.

Newly drafted copies of the proposed zoning were provided this evening. The third and final informational meeting will be held next Wednesday, April 18th at 6:30 PM.

Motion to sign payroll for Rebecca Acerra in the amount of \$124.60 made by Mrs. Libby; second: Mr. Messier –unanimous

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Jeff Brusio – The office received a complaint about a permitted gravel pit on Old West Brookfield Road which is owned by Mr. Brusio. The complaint by an abutter centered on excessive amounts of sand blowing and concerns over a hole that appears to be in violation of the zoning bylaws. Mr. Brusio will be invited to our meeting scheduled for April 25th to discuss this matter further. In the meantime, Mr. Brusio will be asked to provide a water truck and spray the area during work hours.

With no further business, the following motion was made: Motion to Adjourn made by Mrs. Sepanek; second: Mr. Messier – unanimous at 8:00 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____