

**WARREN PLANNING BOARD
MINUTES OF JULY 26, 2012**

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

Absent: Mrs. Susan Libby

Attendees: James Fountain and Ed Kretiewicz

Opened the meeting at 6PM

Comments and Concerns: None

James Fountain – Mr. Fountain presented an ANR for his property on Town Farm Road. The plan depicts reconfiguring lot #11. The reconfiguration still provides for the required zoning in the Rural District. After a review and with no further discussion the following motion was made: Motion to sign the ANR plan for Lot #11 for Town Farm Road as presented made by Mr. Krawczyk; second: Mrs. Sepanek – 3 Yes (Mr. Messier abstained)

Town of Warren – Transfer Station – SP#250: The Board reviewed the decision for the Town of Warren Transfer Station. Previous discussions on the matter resulted in several additional orders of conditions. After a review and with no further discussion, the following motion was made:

Motion to approve and grant Special Permit No. 250 to the Town of Warren Board of Health to continue the operation of a transfer station at the current landfill site as proposed with conditions made by Mr. Messier; second: Mr. Krawczyk – 4 Yes Votes. (Mrs. Sepanek abstained)

Note: Mr. Krawczyk requested that a copy of the decision be forwarded to Dan Hall at DEP.

Mr. Ramsey cautioned Mr. Krawczyk and requested that Mr. Hall send a request in writing to the office prior to anything being sent.

Keith Goyette – SP# 253: Mr. Goyette filed for a Special Permit to construct and operate a motocross facility on Reed Street. Mr. Goyette and his engineers have yet to complete plans that need to be submitted; therefore they have requested to withdraw their application without prejudice. The Board accepted their request to withdraw without prejudice which allows them to reapply in the future. Motion to accept Keith Goyette’s request to withdraw without prejudice made by Mr. Messier; second: Mr. Krawczyk – unanimous.

This will be filed with the Town Clerk’s Office and the applicants will be notified accordingly.

Morin Solar, LLC: Greg Hering, Development Director with Solventerra, LLC.

Greg Hering, on behalf of Morin Solar, LLC has filed for a Site Plan Review with the Planning Board. Solventerra, LLC is proposing four (4) 1.4 megawatt solar farms located on Little Rest Road, which is owned by Gerald Morin. Solventerra, LLC is under contract with Morin Solar, LLC to lease portions of the property for the project. Questions arose regarding the issue of outstanding taxes on the property, which is currently in tax title.

The Town of Warren General Bylaw Article X, Section 15, *“Licenses and Permits of Delinquent Taxpayers”* states that *“any holder of or applicant for a local license or permit issued by any board, officer or department of the Town, who has neglected or refused to pay any local taxes, fees, assessments, betterments or any other municipal charge shall have said license, permit or application suspended, revoked or denied”*.

With the bylaw in place, the Planning Board is committed to seeing that the properties are in good standing prior to any approvals from this Board. Mr. Hering and Mr. Morin will be invited to our next meeting on August 15th at 6:45 PM to discuss the matter. The project would require Peer Review to which both Graves Engineering and Lenard Engineering have submitted proposals. After a discussion, all members were in agreement to have Lenard Engineering conduct the Peer Review on behalf of the Town. This review will only take place if the fee for the review is received and taxes are paid in full or a binding payment arrangement is agreed upon.

Other Business:

Notification under Ch. 61B was received for Stephen and Ann Bourque on Coy Hill Road in Warren.

Motion to sign payroll for Rebecca Acerra in the amount of \$121.04 and \$92.56 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

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

Motion to sign the Roberts and Sons invoice for printing in the amount of \$82.01 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

Mr. Krawczyk informed the Board that due to scheduling conflicts, he has resigned from the Legal Action Committee. He also recently attended the Casino Task Force Meeting in Monson.

Motion to Adjourn made by Mr. Messier; second: Mrs. Sepanek – unanimous at 7:25 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____

