

**WARREN PLANNING BOARD
MINUTES OF SEPTEMBER 5, 2012**

PRESENT: Mr. Peter Krawczyk, Mr. David Messier and Mrs. Melissa Sepanek

ABSENT: Mr. Bill Ramsey; Chairman and Mrs. Susan Libby; Vice-Chairman

ATTENDEES: See Attached List

Opened the Meeting at 6:00 PM

COMMENTS AND CONCERNS: None

OTHER BUSINESS:

Motion to sign and approve payroll for Rebecca Acerra in the amounts of \$217.16, \$113.92 and \$49.84 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

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

Motion to sign and approve the request for postage in the amount of \$45.00 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

The Board reviewed the expenditure report as of 8/28/12 and reviewed the Public Hearing Notices from the Conservation Commission.

MASS PV3, LLC

Mrs. Acerra informed the Board that in speaking with Town Counsel, the easement for Site C which was requested will need to be an article item at the Special Town Meeting and accepted by the voters.

BOARD OF HEALTH

The Board reviewed a letter from the Board of Health requesting permission to store road grindings in the borrow pit located at the transfer station on South Street. After a discussion, the following motion was made: Motion to allow the storage of road grindings in the borrow pit in an amount not to exceed 5,000 cubic yards which will be reviewed in six months as requested by the Board of Health made by Mr. Messier; second: Mrs. Sepanek –unanimous.

DARREN PAQUETTE

Mr. Paquette presented an ANR for property he is purchasing from Goldstein & Gurwitz, Inc. on Old West Brookfield Road. The property is located in the Village District and meets all of the districts zoning requirements. The property is also known as Assessors Map 18, Lot 6. After a review and with no further discussion, the following motion was made: Motion to sign the ANR presented by Darren Paquette for Old West Brookfield Road as presented made by Mrs. Sepanek; second: Mr. Messier – unanimous. Form A's and the signing fee (ck# 189) were provided this evening.

SOLVENTERRA, LLC – PUBLIC HEARING – SITE PLAN REVIEW NO. 16, 17, 18 & 19

A Public Hearing was held this evening to hear the Application of Solventerra, LLC, Morin Solar, LLC, Little Rest Solar LLC, GJM Solar, LLC and WYM 1250 Warren for Site Plan Review.

The Applicants have requested Site Plan Approval to construct and operate four (4) 1.4 MW dc ground-mounted solar energy facilities. The property is owned by Gerard J. Morin and is located on Little Rest Road, which is in the Rural District and is also known as Assessor's Map 11, Lot number 65 & 86.

Abutter notification and publication was done in accordance with the provision of Chapter 40A, §11 of the Massachusetts General Laws.

Roger Freeman, President of Solventerra, LLC along with Greg Hering, Development Director presented their proposed project for Little Rest Road. Stephen Campbell, Jr., PE who is the East Coast Solar Development Lead for Tetra Tech EC, INC provided comment in response to Peer Review Letter from LEI.

Document submissions included the Site Plan Applications, Waiver Form, Engineering Report with Storm Water Calculations, Operation and Maintenance Plan, Memorandum of Option to Lease, Proof of Utility Notification, Electrical Diagram, Proof of Liability Insurance and the Application for Zoning Permit.

Lenard Engineering, Inc., has been contracted to provide the Peer Review on behalf of the town. Corey Brodeur, P.E., Project Manager for LEI provided a written report with a summary of compliance with the Town of Warren's bylaws and regulations.

Mr. Freeman began the discussion with an overview of the project citing the positive attributes of clean energy. He then requested that Mr. Campbell speak to the merits of the application. The proposal calls for the panels and inverters to be placed in the middle of the fields which will reduce the visual impact. Grading will be minimal and will use existing grading which will be reseeded with a wetland buffer mix. Depressions in the land will also be used to slow the water down. A 24' wide construction access road is proposed along with a "lay down area" which will be used during construction and then reseeded upon completion of the project.

The property will be monitored by remote cameras. A 1.4 MW field consists of approximately 5,000 panels and the only concrete will be a 9' x 16' pad for the inverters. Grass will remain under panels and the perimeter of the panel field will be maintained. Mr. Campbell stated that the DEP ruled that panels are pervious and *not* impervious as once thought. Access keys and contact information will be provided to both the Police and Fire Departments, which is a requirement of the bylaw.

On the southern site portion the proposal calls for 150' of trees being removed in order accommodate the racks of panels. A section of trees is also being considered for removal along the property line on SPR #18. Acting Fire Chief Lavoie provided comments on the original submission to which Solventerra, LLC will be addressing.

Financial Surety was also discussed. Mr. Freeman stated that he would provide a copy of the surety agreement. Solventerra, LLC and Mr. Morin have been in discussion with the Treasurer to address the issue of back taxes.

The residents of Little Rest Road submitted a letter with concerns they would like the Board to address. The letter will now be part of the official record. Concerns over the removal of trees and the possibility of increasing noise from the Mass. Turnpike sparked debate. A noise study was requested in the letter and the Board will take it under consideration. Mr. Krawczyk requested a spec sheet be provided on the panels in order to address the concerns regarding the makeup of the panels.

Paul Truax who is the Trustee of a Land Preservation property that abuts the project (Map 11, Lot 74) expressed concern over storm water issues. He feels that the requested waivers should be denied and addressed with documenting them on the plan. He feels that his property will be impacted if not designed properly. To that, Mr. Campbell stated that the Storm Water report was submitted with the NOI to both the Conservation Commission and DEP.

A walk-thru of the site will be scheduled for September 12, 2012 at 5:30 PM. A Motion to continue the Public Hearing on SPR# 16, 17, 18 & 19 to September 26, 2012 at 6:30 PM was made by Mrs. Sepanek; second: Mr. Messier –unanimous

KEITH GOYETTE

Mr. Goyette presented an ANR for his property located on Reed Street (Map 9, Lot 140). The property is depicted as Parcel A and exceeds the districts zoning requirements. After a review and with no further discussion, the following motion was made: Motion to sign the ANR for Keith Gazette for the ANR plan for Reed Street as presented made by Mr. Messier; second: Mrs. Sepanek – unanimous. Form A's and the signing fee (ck#752 - \$40.00) was presented this evening.

TREE WARDEN/SCENIC ROAD

The Planning Board will hold a joint Public Hearing with the Tree Warden on Wednesday, September 19, 2012 at 7:30 PM. The subject area for trees to be removed is along East Road.

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

Respectfully submitted,

Rebecca Acerra
Secretary