

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

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

ATTENDEES: See Attached List

Opened the Meeting at 6:00 PM

COMMENTS & CONCERNS: NONE

OTHER BUSINESS

Motion to sign and approve the Minutes of September 5, 2012 as written made by Mrs. Sepanek; second: Mr. Messier – 3 Yes Votes (Mr. Ramsey and Mrs. Libby abstained due to absence)

Motion to sign payroll for Rebecca Acerra in the amount of \$96.12 made by Mrs. Libby; second: Mr. Messier – unanimous.

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

The Board reviewed notification from the Town of Ware of upcoming public hearings.

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

6:30 PM – Continuation of the Public Hearing for Solventerra, LLC, Morin Solar, LLC, Little Rest Solar LLC, GJM Solar, LLC and WYM 1250 Warren for Site Plan Review.

Roger Freeman, President of Solventerra, LLC was on hand this evening to address the Board and requested to turn the floor over to Steve Campbell of TetraTech. Mr. Campbell presented new plans that incorporate all of the concerns of both the Planning Board and Conservation Commission. In addition, Tetra-Tech reviewed LEI's comment letter and incorporated those changes as well. Mr. Hering walked the site today with Acting Fire Chief Lavoie. Some of the comments added to the plans were a 24' wide access road with a 3' x 3' trench along the wetlands with filter fabric. There will be no removal of loam; therefore a gravel permit is not necessary. A 50' buffer of evergreen trees has been added along Little Rest Road, which are to be 7' to 9' in height. A shadow box fence has been added (barrier to consist of road, trees, walls, planted trees, fence w/green slats). A sign, dark brown or maroon in color with gold lettering. Micro grading will reduce runoff risk.

Discussion on the cutting of trees took place. Mr. Campbell explained that the cutting will be relative to the slope of the ground (every 1' in height = 3' horizontally). Any trees that are cut will remain on property as per the request of the Conservation Commission for future habitat. Discussion also centered on the informal offer to the trustee of the land preserve abutting the property. Solventerra, LLC, will be preparing the cart path to accommodate the needs of construction for the solar farm which will be low impact. No further cutting will be allowed for logging without the prior written consent of the Planning Board. The lease line has also been redrawn to the property line on the most Southern portion.

Mr. Campbell also provided a solar panel breakdown, which are not hazardous and absorbs the sunlight so glare would not be an issue. Solventerra, LLC initially discussed establishing an escrow account to cover the cost of removal. Mr. Freeman proposed a start up figure of \$35,000.00 with a 2% annual inflator to which the Town of Warren would be listed as beneficiary. An estimate was provided this evening from USA Demolition in an amount of \$34,900.00. All members agreed that LEI should review the estimate and provide comment.

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All parties were agreeable and with no further discussion the following motion was made: Motion to continue the Public Hearing for Solventerra, LLC, Morin Solar, LLC, Little Rest Solar LLC, GJM Solar, LLC and WYM 1250 Warren for Site Plan Review No. 16, 17, 18 &19 to October 10, 2012 at 6:30 PM made by Mrs. Libby; second: Mrs. Sapanek – unanimous.

Motion to Adjourn made by Mrs. Libby; second: Mr. Messier –unanimous at 7:30 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved