

**WARREN PLANNING BOARD  
MINUTES OF OCTOBER 10, 2012**

PRESENT: Mr. Bill Ramsey; Chairman, Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek and Mr. Wm. Scanlan

ATTENDEES: Acting Fire Chief Lavoie, Roger Freeman, Steven Campbell, Greg Hering and Ed Kretkiewicz

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**Opened the Meeting at 6PM**

**COMMENTS & CONCERNS**

Mr. Krawczyk informed the Board that he attend the Conservation Commission meeting for the continuation of the Public Hearing for Solventerra, LLC. He felt that the hearing went well and the concerns were addressed.

**MAIN STREET EASEMENTS**

The Planning Board received a request from the Board of Selectmen to review a proposed alteration of the downtown layout. Voters at the STM in November will be voting on the Permanent Easements #1, #2 & #3 to allow the alteration of the downtown area. Currently the wording of in the deed specifically states that the area is to be used for the purpose of a "public meeting house or for the worship of God". Any other use is required to have voter approval to change after a recommendation by the Board. After a review and discussion on Town Counsel's opinion, the following decision was made:

The board is in full agreement to approve the Permanent Easements #1, #2 & #3 as presented and filed with the Town Clerk and based on the recommendation of Town Counsel. A letter to the Selectmen will be sent confirming tonight's action.

**6:15 PM – PUBLIC HEARING FOR SP#254 FOR MICHAEL BURKE UNDER SECTION 1.5 OF THE ZONING BYLAWS.**

\*No one is in attendance this evening; therefore the following motion was made:

Motion to continue the Public Hearing to October 24, 2012 at 6:15 PM for Michael Burke on Special Permit Appl. No. 254 made by Mrs. Libby; second: Mr. Krawczyk - 3 Yes (Mr. Ramsey and Mr. Messier voted No.)

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

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

Mr. Campbell addressed the Board this evening. He stated that they have concluded the Public Hearing process with the Conservation Commission and have been approved with conditions. Some of the revisions were that the fire road that Chief Lavoie addressed has been extended and noted on the plan. The lease line has also been extended to the property line as requested. Notations on the tree specifications have been added. Spot grades were added for access from site #2 to #4. Additional maintenance on the access road has been added on plans in the O & M Plan.

Mr. Krawczyk wanted it to be very clear to all that should the land owner enter into any kind of negotiation with the abutters (land trust), that they must appear before the board for approval. Mr. Kretkiewicz walked the site with Mr. Hering and stated that his concerns were addressed to his satisfaction.

Mr. Campbell stated that he spoke with Mr. Brodeur from LEI and both agree to disagree on a dollar amount for removal costs. Mr. Brodeur felt it should be a higher amount. Mr. Campbell checked again with two additional removal companies and they both were in the \$30,000.00 to \$40,000.00 range citing the salvage value. Mr. Freeman stated that it is his intent to own and operate the facility. Acting Chief Lavoie is satisfied with the

WPB Minutes  
October 10, 2012  
Page 2

modifications and felt that his departments needs have been met. He did ask that a locking mechanism be added so that the gates may be open and secured so trucks may fit through. In closing, Acting Chief Lavoie wanted reassurance that a contact person is in relative close proximity should the need arise to have them on site. Mr. Freeman stated that the farthest distance would be Boston.

Mrs. Sepanek requested that additional estimates for removal be provided. Mr. Freeman agreed and also stated that he is currently in contact with the Selectmen's Office regarding a PILOT plan. After a final review and with no further questions from the Board or those in attendance, the following motion was made: Motion to Close the Public Hearing for Site Plan Review Application No's. 16, 17 18 & 19 for Solventerra, LLC made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

After a final review of the plans submitted, the following motion was made: Motion to approve the Site Plan Review Application No. 16, 17, 18 & 19 with Conditions made by Mrs. Sepanek; second: Mrs. Libby - 4 Yes – 1 No Vote – Mr. Ramsey. Roll Call Vote – 4 Yes, 1 No.

Decisions will be drafted for the Board's review at an upcoming meeting. Parties in interest will be notified accordingly.

Motion to accept the Minutes of September 12<sup>th</sup> and September 19<sup>th</sup> as written made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$163.76 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 Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 7:50 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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