

**WARREN PLANNING BOARD  
MINUTES OF OCTOBER 24, 2012**

**PRESENT:** Mr. Bill Ramsey; Chairman, Mr. Susan Libby (6:30PM), Mr. Peter Krawczyk and Mrs. Melissa Sepanek

**ABSENT:** Mr. David Messier

**ATTENDEES:** Mr. Michael Burke

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**Opened the Meeting at 6:00PM**

**COMMENTS & CONCERNS: NONE**

**SOLVENTERRA, LCC**

Lenard Engineering provided a quote as requested on the removal costs associated with the solar farm project. This request is in keeping with the requirements of the bylaw. The figure was \$186,042.00. LEI provided a breakdown and some of the items listed seemed high. In comparison, Mass PV3, LLC removal cost was \$125,000.00 per 6 MW. This project is 5.6 MW, so after a discussion, the Board felt that an amount comparable to that would be justified. Also, Mr. Hering sent a request to the Board asking for a letter stating that the project has been approved so he may move forward with securing financing. All members were agreeable. The LEI quote will be forwarded to Solventerra, LLC so they may make a counteroffer if desired.

**6:15 PM-PUBLIC HEARING ON SP# 254 – MICHAEL BURKE**

Michael Burke has requested a Special Permit under Section 1.5 to allow the construction of a second floor addition on a residential structure that lies on a lot with insufficient square footage located at 248 Brookfield Road. The property is located in the Rural District and is also known as Assessor's Map 12, Lot 33.

The plan is to add a second floor of residential living space. The lot has approximately 32,321.52 in area and the required minimum is 45,000 sq. ft... There is no expansion of the footprint of the structure proposed. There were no comments from any other department or board, nor were there any abutters in attendance. After a review, the following motion was made: Motion to Close the Public Hearing on Special Permit Application No. 254 for Michael Burke made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

After the Board reviewed the merits of the application and plan, the following motion was made: Motion to grant SP#254 to Michael Burke to allow the construction of a second floor of residential space (2 bedroom/1 bath) as presented on the plans made by Mrs. Sepanek; second; Mr. Krawczyk – unanimous. Roll Call Vote – 4 Yes.

A formal decision will be drafted and signed at the next meeting. Notification will be made accordingly.

**OTHER BUSINESS**

Motion to approve and sign the Minutes of September 26, 2012 as written made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous

Motion to approve and sign the Minutes of October 17, 2012 as written made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$135.28 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.

The Board reviewed an invitation from CMRPC to the Blackstone Valley Prioritization Project scheduled for November 13, 2012 beginning at 6PM.

**SPECIAL PERMIT NO. 255 – DECISION FOR ARTHUR J. O'BRIEN**

The Board was presented with the decision for SP#255 for Arthur J. O'Brien. After a review, the following motion was made: Motion to approve and accept SP#255 Decision for Arthur J. O'Brien as written made by Mrs. Libby; second: Mr. Krawczyk – unanimous. Roll Call – 4 Yes. Mrs. Acerra will file the Decision with the Town Clerk and provide notification to all parties accordingly.

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

Respectfully submitted,

Rebecca Acerra  
Secretary

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