

**WARREN PLANNING BOARD
MINUTES OF MAY 8, 2013**

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

ATTENDEES: Josh Bagnato, First Wind Energy, LLC, David Albrecht, Borrego Solar, Noel Southgate, Borrego Solar, Greg Herring, Solventerra, LLC, Vanessa Stewart, Soltage Renewable Energy, Matt Ursillo, Gehrlicher Solar, Tim O'Brien. James Fountain, Ed Kretkiewicz and Veronica Jandruie

Opened the Meeting at 6:00 PM

RE-ORGANIZATION OF THE BOARD

Mr. Ramsey was re-elected to a five-year term at the annual elections. Motion to appoint Mr. Ramsey as Chairman and Mrs. Libby as Vice-Chairman made by Mr. Krawczyk; second: Mr. Messier – unanimous.

As required after every election, the Board sign the Signature Page for the Worcester County Registry of Deeds.

COMMENTS & CONCERN

A reminder that the ATM has once again been re-scheduled to Wednesday, May 29, 2013 at 7PM at QRMHS with the STM beginning at 6:30 PM.

OTHER BUSINESS

Motion to approve the Minutes of April 17, 2013 as written made by Mrs. Libby; second: Mr. Krawczyk – 3 Yes (Mr. Ramsey and Mr. Messier abstained due to absence)

Motion to approve and sign payroll for Rebecca Acerra in the amount of \$274.12, \$178.00 and \$170.88 made by Mr. Krawczyk; second: Mrs. Libby – unanimous.

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

Motion to approve the T & G Invoice in the amount of \$778.42 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

The Board reviewed Public Hearing Notices from the towns of Palmer and Ware.

6:30 PM – PUBLIC HEARING ON THE PROPOSED AMENDMENTS TO SITE PLAN APPROVAL NO. 12, 13 & 14 FOR FIRST WIND ENERGY, LLC FOR THE SOLAR ENERGY FARM ON LITTLE REST ROAD (FORMALLY SCOTTISH MEADOW GOLF COURSE)

The subject property is located on Little Rest Road in Warren, MA and is also known as Assessor's Map 11, Lot 52, Map 11, Lot 54 and Map 11, Lot 90 which lies in the Rural District. The Applicant (First Wind Energy, LLC) is requesting modification to the originally approved plans in order to optimize the project in terms of efficiencies. Notification has been made in accordance with MGL c40A.

Josh Bagnato spoke on behalf of First Wind Energy, LLC. His company assumed all development rights in March of 2013 from Mass PV3, LLC. The plans were sent to Borrego Solar who reviewed the plans and suggested the modifications in order to optimize the efficiency of the project.

David Albrecht, PE for Borrego Solar addressed the specifics:

Warren Site A – 5.996 mW (DC)

Topic	Approved	Proposed	Difference
Solar Modules	280 w	300 w	None
Tilt Angle	30°	25°	Slightly Lower
Arrangement	2 x 12 portrait	5 x 6 landscape	5" taller
Type of Inverters	Unknown	SMA 800CP- US	Higher Capacity
# of Modules	21,420	19,988	7% fewer
# of Inverters	9	6	3 fewer
Racking	Unknown	TerraSmart	None
Layout (elect. Equip)	All Separated	2 inverters/1 xfmr	None
Layout (spacing)	12 Feet	15 – 22 Feet	Wider rows/less shading

Warren Site B – 5.996 mW (DC)

Topic	Approved	Proposed	Difference
Solar Modules	280 w	300 w	None
Tilt Angle	30°	25°	Slightly Lower
Arrangement	2 x 12 portrait	5 x 6 landscape	5" taller
Type of Inverters	Unknown	SMA 800CP- US	Higher Capacity
# of Modules	21,420	19,988	7% fewer
# of Inverters	10	6	4 fewer
Racking	Unknown	TerraSmart	None
Layout (elect. Equip)	All Separated	2 inverters/1 xfmr	None
Layout (spacing)	12 Feet	14 – 27 Feet	Wider rows/less shading

Warren Site C – 5.198 mW (DC)

Topic	Approved	Proposed	Difference
Solar Modules	280 w	300 w	None
Tilt Angle	30°	25°	Slightly Lower
Arrangement	2 x 12 portrait	5 x 6 landscape	5” taller
Type of Inverters	Unknown	SMA 800CP- US	Higher Capacity
# of Modules	21,420	17,328	19% fewer
# of Inverters	6	5	1 fewer
Racking	Unknown	TerraSmart	None
Layout (elect. Equip)	All Separated	2 inverters/1 xfmr	None
Layout (spacing)	12 Feet	18 – 25 Feet	Wider rows/less shading

Mr. Albrecht also stated that they still plan on having low growing grass underneath all panels. Mr. Kretkiewicz expressed concern over that the racks are now closer to the tree line than previously approved. Mr. Albrecht maintained that plantings are done in a methodical manner and would be happy to meet with the abutters on site to discuss the matter further. Mr. Krawczyk wanted reassurance that the developers are willing to work with the abutters, to which they are. Mr. Messier asked if any of the panels could be moved away from the abutters and placed in a different area. Mr. Albrecht stated that would not be possible because the row spacing has increased. Although the limit of the work area has become closer than what was previously approved, it still remains within the limits of zoning.

On Warren Site C, First Wind Energy, LLC has provided documentation permitting an easement to the town for fire suppression and the Conservation restriction that was agreed upon. Both Fire Chief Lavoie and the Conservation Commission have provided written statements approving the proposed changes which meet their department’s requirements.

After a discussion and with no further questions from the Board or those in attendance, the following motion was made:

Motion to Close the Public Hearing for First Wind Energy, LLC made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

A final written decision will be drafted and when approved will be filed with the Clerk’s Office and all parties will be notified accordingly.

SOLVENTERRA, LLC, SOLTAGE RENEWABLE ENERGY AND GEHRLICHER SOLAR (Morin Solar, LLC – Little Rest Road)

Mr. Herring, Ms. Stewart and Mr. Ursillo represent the interest in the Solar Energy Farm that was approved by the Board in December of 2012. Mr. Herring addressed the Board this evening to see if it is necessary to reopen the Public Hearing for a slight modification to the approved

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project. In short, the proposed changes decreased the project by 1.75 acres in total. This too, allows for optimum efficiency. Fence lines, tress and access have stayed the same. Again, both Fire and Conservation have reviewed the proposal and provided written documentation stating compliance with their departments. Mr. Kretkiewicz stated that he met with the developers and is pleased with the plan. After a review and with no further questions from the Board or those in attendance, all Board members agreed that the changes do not warrant another Public Hearing on the matter.

Next Meeting Date: May 15, 2013 at 6PM.

Motion to Adjourn made by Mrs. Libby; second: Mr. Messier – unanimous at 8:15 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____