

**WARREN PLANNING BOARD  
MINUTES OF JULY 30, 2014**

**PRESENT:** Mr. Bill Ramsey; Chairman, Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek and Mr. Ed Kretkiewicz

**ATTENDEES:** Dario Nardi, Jen Roberts, Carl Koslowski, Tyler Mucha, David Mack, John Antonovitch, Donald Mayo, Stuart Clark, Kirt Mayland, Mike Starsiak and Debra Harnois

---

**Opened the Meeting at 6PM**

**REORGANIZATION OF THE BOARD** – Motion to nominate Bill Ramsey as Chairman and Susan Libby as Vice-Chairman made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

**COMMENTS & CONCERNS** – None

**MINUTES**

Motion to approve and sign the Minutes of July 9, 2014 as written made by Mr. Kretkiewicz; second: Mrs. Sepanek– 4 Yes, 1 Abstention – Mr. Ramsey

**CMRPC DELEGATE** – Motion to reappoint Peter Krawczyk as the delegate for CMRPC made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

**BILLS/INVOICES**

Motion to ratify payroll for Rebecca Acerra in the amount of \$245.19, \$193.18 & \$133.74 made by Mrs. Libby; second: Mrs. Sepanek –unanimous.

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

Motion to approve and ratify the request for reimbursement for Wm. Scanlan in the amount of \$70.79 made by Mrs. Libby; second: Mrs. Sepanek – unanimous. (Costs associated with the W. Warren EOA)

Motion to sign the invoice for Graves Engineering, Inc. in the amount of \$1,192.60 for the Little Rest Road Peer Review made by Mrs. Libby; second: Mrs. Sepanek –unanimous.

Motion to sign the invoice for Graves Engineering, Inc. in the amount of \$781.00 for the Spring Street Solar Project for Peer Review made by Mr. Kretkiewicz; second: Mr. Krawczyk –unanimous.

**\*Note – Mr. Ramsey abstained from participating on the following matter:**

**6:15PM – Continuation of the Public Hearing for Carl Koslowski on the Special Permit Application No. 258 and Site Plan Review No. 23.** The Applicant is requesting to convert the existing mixed use building from residential/business to business and operate as business/office space only.

The property has been a family owned business since 1986. There is no change in the footprint of the building or any additional load on the septic system. It also contains a Right of Way to the back property which is owned by Mr. Casimier Koslowski. There is a concern over the property line. Currently, parking for the business is on Mr. Koslowski's father's property. Discussion took place regarding the possibility of an ANR being drawn up to clean up the lines with regard to the parking issue. Mr. Koslowski was hesitant to do so at this time. The Board and the Applicant came to an agreement of having a proposed parking plan

## Warren Planning Board – Minutes of July 30, 2014 – Page 2

submitted in the event that if either of the properties were to be sold, all parking for the business would be contained within the subject property (Map 10, Lot 134). All were in agreement. Mr. Koslowski stated that he would provide that to the office as soon as possible. Mr. Koslowski did provide the office with a stamped plan as requested depicting proposed parking within subject lot. With no further discussion at this time, the following motion was made: Motion to Close the Public Hearing on Special Permit Application No. 258 made by Mrs. Sepanek; second: Mr. Krawczyk - 4 Yes – 1 Abstention.

Mr. Koslowski was advised of the process going forward. All approvals/notifications will be made accordingly.

Due to a scheduling conflict, the Planning Board's Engineer, Mr. Jeff Walsh from Graves Engineering, Inc. was unable to attend. Mr. Ramsey advised all in attendance that although Mr. Mayland will present his project(s), questions will not be answered until Mr. Walsh is in attendance.

### **6:30PM – Continuation the Public Hearing for Housatonic Solar 1, LLC on the Special Permit Application No. 259 and Site Plan Review No. 24 for 70Ware Road in West**

**Warren.** Mr. Kirt Mayland was in attendance this evening to discuss the project. Both projects have similar features so in order to expedite things, the details that he will discuss covers both projects. Housatonic Solar 1, LLC is proposing a 1 MW ground-mounted solar energy facility located on 70 Ware Road. The property is also known as Assessor's Map 20, Lot 11. The property lies within the Village District, therefore is subject to a Special Permit and Site Plan Approval. Mr. Mayland stated that all parties have agreed in concept to a \$33,000.00/year payment to the town for the term of the site. He did not state what parties the agreement included. Mr. Mayland is also proposing a 40 year lease with the property owner. Primary access to this site would be through 87 Spring Street; however a secondary option would be through 70 Ware Road. Once complete, this facility would not be visible from the road. Power lines would be connected to poles located within the project, then to Spring Street and finally onto Main Street. National Grid would be responsible for the pole replacement.

Stuart Clark, Project Engineer from Princess Equipment Company stated that there are some wetlands areas that have been identified, however all work is outside of the buffer area and greater than 200' away from the brook. There will be no changes in the grades. Any remaining trees/stumps will be removed, graded and seeded with a low growing grass. Any runoff will be into to detention pond, which will hold up to the 100 year flood water flow. The plan shows a six (6) foot fence around the perimeter of the project with inverters and electrical equipment on pads which feed into the pole farm. Approximately 5.8 acres of the 8 will be developed and the project is eligible for SREC Credits and Net Metering. Motion to Continue the Public Hearing for Housatonic Solar 1, LLC to August 13, 2014 at 6:30PM made by Mrs. Libby; second: Mr. Kretkiewicz– unanimous.

### **6:50PM – Continuation of the Public Hearing for Housatonic Solar 1, LLC on the Site Plan Review No. 25 for 87 Spring Street in West Warren.**

Housatonic Solar 1, LLC is proposing a 1 MW ground-mounted solar energy facility located on 87 Spring Street. The property is also known as Assessor's Map 14, Lot 19. The property lies within the Rural District, therefore is a by-right use and only subject to Site Plan Approval. Again, Mr. Mayland stated that all parties have agreed in concept to a \$33,000.00/year payment to the town for the term of the site. This agreement covers the entire project in total. He did not state what parties the agreement included. Mr. Mayland is also proposing a 40 year lease with the property owner. Mr. Mayland addressed the Chairman and expressed concern at this point and highlighted the urgency in permitting this project. With the House entering into summer session, it is crucial that this project get on the books in order to be eligible for the credits. Mr. Mayland requested that the Planning Board provide a letter of Intent to Approve as long as all requirements have been fulfilled. After a discussion, the Board was in full agreement to issue the letter. Discussion followed:

Primary access to this site would be through 87 Spring Street, which was an existing permitted gravel pit. All work is scheduled to be located outside of any wetland areas. The plan for 87 Spring Street calls for an 18'

**Warren Planning Board – Minutes of July 30, 2014 – Page 3**

wide access road for emergency vehicles. A grass swale would be constructed to catch runoff and the required fencing/gates would be installed.

With no further discussion at this point, the following motion was made: Motion to Continue the Public Hearing to August 13, 2014 at 6:50PM made by Mrs. Libby second: Mr. Kretkiewicz – unanimous.

**TOWN PLANNER POSITION**

The Board discussed the direction that the town is going in with regard to the Planner’s position. Concerns have been brought to the Board’s attention regarding the sentiment in town. Many feel that not enough progress has been made; therefore Mr. Krawczyk and Mrs. Sepanek will speak with Mr. Scanlan to get a better idea of his thoughts in an attempt to better understand his position/duties.

**RURAL 11**

Mr. Krawczyk spoke with both Mark Tuttle and Will Rogers regarding the program. He provided them with a copy of the report and will follow up with both of them in the near future.

Next Meeting Date: August 13, 2014

Motion to Adjourn made by Mr. Kretkiewicz; second: Mrs. Libby – unanimous at 7:45PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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