

**WARREN PLANNING BOARD  
MINUTES OF AUGUST 13, 2014**

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

**ABSENT:** Mrs. Susan Libby; Vice-Chairman

**ATTENDEES:** Dario Nardi, Jen Roberts, David Mack, John Antonovitch , Donald Mayo, Stuart Clark, Kirt Mayland, Mike Starsiak, Jeff Walsh, John Guskowski

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**Opened the Meeting at 6PM**

**COMMENTS & CONCERNS** – None

**MINUTES**

Motion to approve and sign the Minutes of July 30, 2014 as written made by Mr. Kretkiewicz; second: Mrs. Sepanek- unanimous.

**DRAKE PETROLEUM** – Mr. John Guskowski from CME Associates presented an ANR for 1300 Main Street owned by John Lizak. The plan depicts the removal of the lot line in order to merge the parcel with the abutting parcel to combine into one. The parcels shown are Assessor's Map 6, Lot 31 & Map 17, Lot 1. After a review and no further discussion the following motion was made: Motion to sign the ANR as presented to create one lot made by Mr. Krawczyk; second: Mr. Kretkiewicz – unanimous. Both Form A's and the signing fee (\$40.00 – ck# 23301) were presented this evening.

**BILLS/INVOICES**

Motion to ratify payroll for Rebecca Acerra in the amount of \$208.04, & \$133.74 made by Mr. Kretkiewicz; 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 sign the invoice for the T & G for advertising in the amount of \$420.00 made by Mrs. Sepanek; second: Mr. Kretkiewicz –unanimous.

**SCENIC ROAD APPLICATIONS** - Mr. Darren Paquette and Mr. Justin Paquette submitted Scenic Road Applications for 235 Old W. Brookfield Road and 1023 Old W. Brookfield Road. Both the Highway Surveyor and Tree Warden were notified of tonight's meeting. Both properties were staked out for their respective driveway entrances. Tom Boudreau inspected both sites and submitted in writing that he had no opposition to the applications. The Tree Warden did not respond. After a review of the applications and with no further discussion, the following motion was made: Motion to approve the Scenic Road Applications as submitted without the necessity for a Public Hearing made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous. All parties will be notified accordingly.

**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 70 Ware Road in West**

**Warren.** Mr. Kirt Mayland was once again in attendance this evening to discuss the project. As in the case of the initial hearing, both projects have similar features so in order to expedite the process, the details that he will discuss cover 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. The panels would be at a 25° angle and the site would not have lighting at night. The only lights would be at the access gate(s) and at the inverter boxes. Once complete, this facility would not be visible from the road. In addition, it would not be heard or seen by residents. 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 he received Jeff Walsh's comments letter and have addressed his concerns. The hydrology report in particular has been noted and recalculated to meet Mr. Walsh's approval. Mr. Walsh also stated that all additional comments have indeed been addressed to his satisfaction. A detention pond will be constructed on this site. With no further discussion the following motion was made: Motion to Continue the Public Hearing for Housatonic Solar 1, LLC to September 3, 2014 at 6:30PM made by Mr. Krawczyk; second: Mrs. Sepanek– 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. As with the previous hearing, the details are similar with the exception of constructing two detention ponds on this lot. Primary access to this site and the 70 Ware Road 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 also calls for 15' wide access roads. Corner radius turns added from the original plan. After a thorough discussion the following details were discussed and documentation will be provided to the board:

- Plans depicting a 50-foot vegetated buffer to the West
- Decommissioning estimate
- Pour in Place Racking System (10' max height)
- Spec sheet on the panels

The subject property (87 Spring St) is/was a previously permitted gravel pit. Both the Applicant/Owner has agreed that stones will NOT be buried on the property. With no further discussion at this point, the following motion was made: Motion to Continue the Public Hearing to September 3, 2014 at 6:50PM made by Mr. Krawczyk ; second: Mrs. Sepanek – unanimous.

**TOWN PLANNER POSITION**

At the last meeting the Board discussed the direction that the town is going in with regard to the Planner's position. Both Mr. Krawczyk and Mrs. Sepanek did meet with Mr. Scanlan prior to tonight's meeting. He will be providing the Board with monthly progress reports and he felt that it was important to attend at least one meeting a month to discuss his progress. Mr. Scanlan will also work on getting information for a webpage in order to market Warren. All were in agreement to meet with him at the end of September for an update.

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Next Meeting Date: September 3, 2014

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

Respectfully submitted,

Rebecca Acerra  
Secretary

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Date Approved