

**WARREN PLANNING BOARD
MINUTES OF SEPTEMBER 3, 2014**

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

ATTENDEES: Kirt Mayland, Mike Starsiak, Walter Mahla, Damien Berthiaume and Mark Andrews

Opened the Meeting at 6PM

Mrs. Libby chaired the meeting until Mr. Ramsey arrived at 6:10PM.

COMMENTS & CONCERNS – None

MINUTES

Motion to approve and sign the Minutes of August 13, 2014 as written made by Mrs. Sepanek; second: Mr. Kretkiewicz – 3 Yes, 1 Abstention – Mrs. Libby

PAYROLL/BILLS/INVOICES

Motion to approve and sign payroll for Rebecca Acerra in the amounts of \$133.74, \$193.18 and \$230.33 made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous.

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

Motion to sign the Graves Engineering, Inc. invoice for \$1,344.00 (First Wind Solar) and \$3,706.80 (Housatonic Solar) made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous.

OTHER BUSINESS

The Board reviewed a Public Hearing notice from the Town of Palmer and a memo from the Board of Selectmen advising all of a Department Head Meeting scheduled for 9/23/14.

SPECIAL PERMIT APPLICATION NO. 258 – Carl Koslowski for Rybak Engineering,

Inc. After the close of the Public Hearing on SP#258, the Board reviewed all of the information submitted for consideration. After a discussion, the Board was in agreement to approve the Special Permit Application #258 as submitted. The Board reviewed the Decision on the matter. With no further discussion the following motion was made: Motion to approve and sign the Decision as written for Special Permit Application No. 258 made by Mr. Kretkiewicz; second: Mrs. Sepanek – 4 Yes Votes (1 Abstention – Mr. Ramsey due to absence)

The Decision will be filed with the Town Clerk and all parties in interest will be notified accordingly.

Mr. Kretkiewicz recused himself as a Board member from the following discussion in order to address the Board as a resident. Resident John Williams was unable to attend this evening however the office received an email outlining his concerns.

An email was received from John Williams, resident at 1378 Bemis Road. Mr. & Mrs. Williams are direct abutters to the First Wind Solar Farm on Little Rest Road. Mr. Williams brought two specific issues to the Board's attention. The first being the buffer area along the north side of his property. He stated in his correspondence that the plantings are in offsetting 2 rows 16' in total distance from the fence towards his property. It was his understanding that the solar project contract stated 50' buffer. In addition, several of the trees have died.

The other issue is the matter of the driveway openings. With the recent heavy rain, stones have washed out onto Little Rest Road creating a hazard for both vehicles and pedestrians. Town bylaws require street entrance permits to be completed which result in a 5' apron of blacktop. This has not been done. Cleanup of the stones in the road has been done by municipal employees which is also a concern.

The office will contact First Wind for a status update on the driveway permit issue and request that Tom Boudreau, a representative from First Wind, Borrego and an arborist attend the next meeting. The members stated that they would do a site visit and discuss at the next meeting.

Mr. Kiely also provided the office with information on the chemicals that were used in spraying for the grub issue. Mr. Kretkiewicz felt that notification should be made prior to any further spraying. First Wind acknowledged that fact and will do so in the future.

6:30PM – Continuation of the Public Hearing for Housatonic Solar 1, LLC on the Special Permit Application No. 258/Site Plan Review No. 24 for 70 Ware Road. Mr. Mayland provided additional information as requested by the Board. A summary is listed below:

- Decommissioning Bond – suggested to be reviewed every 5 years (estimate of \$22,150.00 for removal)
- Canadian Solar Panels – max power 305 watt –portrait w/ 8 ½” max height
- Plans detailing added vegetative buffer
- 13’ – 14’ between rows
- Agreement not to bury stones on property-rocks crushed on site and used
- Pour-in-place racking system – non intrusive system which minimizes amount of digging

With no further information or discussion at this time, the following motion was made: Motion to Close the Public Hearing for Housatonic Solar 1, LLC on SP#258/SPR#24 made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

6:50PM - Continuation of the Public Hearing for Housatonic Solar 1, LLC on Site Plan Review No. 25 for 87 Spring Street. The information that Mr. Mayland provided for 70 Ware Road is identical to this project. The Board is satisfied with all submittals on both projects.

With no further information or discussion at this time, the following motion was made: Motion to Close the Public Hearing for Housatonic Solar 1, LLC on SPR#25 made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

Mr. Mayland was advised of the process moving forward and all parties will be notified accordingly.

7:15PM – Atty. Damien Berthiaume/Mark Andrews - Atty. Berthiaume was in attendance this evening along with his client Mr. Andrews to informally address the Board regarding a parcel of land in Warren namely Map 24, Lot 227.1 which is adjacent to the car wash. Mr. Andrews is considering constructing Self-Storage Units and wanted a preliminary feeling from the Board.

Both Atty. Berthiaume and Mr. Andrews were advised that the “Use” is allowed under Section 3.25.1 in the Village District with the granting of a Special Permit and would also be subject to Site Plan Review. The process was explained to both parties and thanked the Board for their time.

Next Meeting Date: September 17, 2014 and October 1, 2014

Motion to Adjourn made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous at 7:50PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____