

**WARREN PLANNING BOARD  
MINUTES OF OCTOBER 22, 2014**

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

**ABSENT:** Mr. Bill Ramsey

**ATTENDEES:** Dario Nardi, John & Stephanie Williams, Lincoln Boisseau, Scott Young, Tom Boudreau, Kristopher Ventura, John Lizak and Tom Danieluk

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**Opened the Meeting at 6PM**

**COMMENTS & CONCERNS** – None

**GRAVES ENGINEERING, INC. – PEER REVIEW**

The Board received a revised proposal for the Peer Review on Special Permit Application No. 261 for Drake Petroleum. Quinn Engineering, Inc. did not submit a proposal as of this evening. With no further discussion, the following motion was made: Motion to approve the proposal for Graves Engineering, Inc. to do the Peer Review on SP#261 as submitted made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

\*Greg Newman from Newman Environmental will be doing the review on behalf of the Conservation Commission at their request.

**BILLS/INVOICES/OTHER**

Motion to approve and sign the payroll for Rebecca Acerra in the amount of \$282.34 & \$230.33 made by Mr. Krawczyk; second: Mr. Kretkiewicz – unanimous.

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

**MINUTES**

Motion to approve the Minutes of October 8, 2014 as written made by Mr. Kretkiewicz; second: Mr. Krawczyk – unanimous.

The Board reviewed a Public Hearing Notice from the Town of Ware.

**Mr. Kretkiewicz recused himself from the following discussion and addressed the Board as a resident on the following matter:**

**FIRST WIND SOLAR ENERGY FARM – LITTLE REST ROAD**

Persistent concerns relating to several matters were discussed by both Mr. Kretkiewicz and Mr. & Mrs. John Williams. Mr. & Mrs. Williams reside at 1378 Bemis Road and their property directly abuts the solar farm.

The first issue is with trees dying and being replanted and/or removed and not replaced. A number of trees died due to grubs. The trees were replaced, however those died as well. According to Mrs. Williams', the individual replanting the trees on the property stated that the trees which abut their property would not be replaced because they continue to die. In addition, there is only 12' of buffer in certain sections, and the Williams would like the developer to consider expanding the width of the buffer. The buffer is in line with the plans approved. Mr. Williams also seemed agreeable to the installation of a fence in place of trees.

The second issue is that of the stones being dragged into the road (Little Rest Road) and members of the Highway Department cleaning them up with taxpayer's money. Mr. Boudreau who is not in attendance this evening (late arrival after discussion ended) stated previously that Borrego Solar did indeed follow the protocol in filing for the driveway permits; however he as Highway Surveyor made a judgment call and did not require the aprons.

The last issue was that of the drainage pipe on Mr. & Mrs. Williams' property. At the Board of Selectmen's Meeting on October 21, 2014, the Williams issued a Cease and Desist Order to the Town to stop dumping storm water runoff onto their property. The Order has been sent to Town Council for review/comment. This Board is not at liberty to discuss the matter any further until a response is received.

All parties were in agreement to notify Mr. & Mrs. Williams by phone of the outcome of any decision in the matter.

#### **6:30PM – PUBLIC HEARING FOR DRAKE PETROLEUM ON SPECIAL PERMIT APPLICATION NO. 261/SITE PLAN REVIEW NO. 26.**

The Applicant, Drake Petroleum has requested Site Plan Approval and a Special Permit to raze and reconstruct/enlarge the building located at 1300 Main Street in Warren. The building is more commonly known as the X-TRA Mart. Scott Young, Director of Engineering for CME Associates in Woodstock, CT spoke on his client's behalf.

As stated above, the proposal calls for the demolition of the existing building and rebuilding on the site with a different location and size. Some of the specifics of the project are as follows:

- New Canopy with 4 dispensers (8 pumps total)
- Existing 28,000 gallon fuel tanks to be removed and replaced with 30,000 gallon tanks
- Keeping existing access points (they have received minor comments from Mass DOT and are in the process of addressing them)
- Sidewalk and curbing to be replaced

- Drive-thru Dunkin Donuts to be incorporated into building
- Shed for Dunkin Donuts for storage
- Dumpster pad with storage shed for X-TRA Mart
- Parking includes handicap space and conforms to all ADA regulations (25 spaces total)
- Approval received from the Town of Warren Water District and Sewer Departments
- Overhead utilities will be used into the building
- Area for propane exchange
- Kerosene to be removed
- The plans depict details on the sign, lighting and plantings. LED lighting will be used as it doesn't travel far. In addition the sign will be internally light.
- Storm water will go into a Vortex unit. No additional change in peak flow due to lot already being paved.
- Approximately 75%-80% of the new store will be constructed prior to shutting down the current store.
- Dunkin Donuts has the opportunity to operate 24/7 however would only do so if business warrants it
- A 10 (ten) car stack is designed to the end of the building for the drive-thru.

Abutter, Lincoln Boisseau addressed the Board this evening on behalf of Fountain View Estates Condo Trust. The office received confirmation that Mr. Boisseau is permitted to speak on their behalf.

The Trustees' have requested a privacy wall around the perimeter of the project. After a discussion, all parties seemed agreeable to provide a solid fence for approximately 200' which would be the portion of the drive-thru lane. This would prevent any headlights that sweep around the corner from shining onto the hill/homes located behind the project. Drake Petroleum is looking to be a good neighbor to all and willing to work with the homeowners in the area.

Chief Lavoie questioned the fire suppression. The island has suppression; however Mr. Young didn't think the store required it. Chief Lavoie also requested that if approved, a knock-box be placed on the outside of the building. He is also requesting to be notified prior to the removal of any tanks and will mandate that he be on site during the removal. All were in agreement. It was also confirmed that although there is no designated Fire Lane, the drive-thru is two-lane.

Mr. Kretkiewicz expressed concern over the possibility of a backup of cars onto Route 67. Mr. Venture stated that the design is allowing a 10 car stack.

With no further questions or discussion at this time, the following motion was made: Motion to continue the Public Hearing for Drake Petroleum on SP#261/SPR#26 to November 19, 2014 at 6:30PM made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

At that time, it is the hope that all Peer Reviews/Comments will be made by both Graves Engineering, Inc. and CME Engineering.

**FOLLOW UP**

Mr. Boudreau arrived late to the meeting however discussed the apron issue with the Board on the First Wind Solar Farm. He feels that once the driveways are packed down the stones should not be an issue. He took full responsibility to his judgment call and stated he would reach out to Borrego/First Wind Solar on the matter.

Motion to Adjourn made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous at 7:15PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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Date Approved