

**WARREN PLANNING BOARD
MINUTES OF DECEMBER 17, 2014**

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

ATTENDEES: Robert Lavash, Dario Nardi, Lincoln Boisseau, Scott Young, Tom Boudreau, Kristopher Ventura, John Lizak, Tom Danieluk, Jeffrey Walsh, Michael Starsiak, Joyce Eichacker and Richard Demetrius.

Opened the Meeting at 6PM

COMMENTS & CONCERNS

Mr. Krawczyk received an email from William Scanlan regarding a Freight Rail Study. Mr. Scanlan wanted to know if the Planning Board would like him to explore this more. After a discussion, the Board was in favor. Mr. Krawczyk will contact Mr. Scanlan and have him prepare a letter of support from the Board of Selectmen which they will be requested to sign. Lastly, the Board will also move forward with zoning proposals for the Annual Town Meeting in May.

MINUTES

Motion to approve the Minutes of November 19, 2014 as written made by Mrs. Sepanek; second: Mr. Krawczyk – 3 Yes, 2 Abstentions. (Mr. Ramsey and Mr. Kretkiewicz abstained due to absence).

BOARD OF SELECTMEN/TOWN PLANNER DISCUSSION

Both Mr. Nardi and Mr. Lavash were in attendance this evening to discuss questions that recently arose surrounding the accuracy of Mr. Scanlan's invoices (timesheets). Mr. Nardi stated that he fully understands that the Planning Board directly supervises Mr. Scanlan, however as a Selectmen, he feels a responsibility to the voters for the proper and accurate keeping of his time. The Planning Board stated that he is contractual and has requested a more detailed explanation of his time. Mr. Krawczyk and Mrs. Sepanek will schedule a meeting with Mr. Scanlan to discuss this issue in depth.

BILLS/INVOICES/OTHER

Motion to approve and sign the payroll for Rebecca Acerra in the amount of \$133.74, \$144.89, \$237.76 & \$200.61 made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

Motion to approve and sign the invoice for Graves Engineering, Inc. for Peer Review in the amount of \$384.00 made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

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

Scott Young; engineer from CME Associates addressed the Board on behalf of their client, Drake Petroleum. Mr. Young stated that he received the comment letter from Jeff Walsh at Graves Engineering, Inc. The letter, which is dated December 17, 2014, recommended that the Applicant request to amend the application to include Flood Plain approval. Mr. Walsh reviewed the response letter and plans prepared by CME Associates that speak to the Flood Plain. Mr. Walsh found them to be in compliance and was happy to see that they took the conservative route. He was also pleased with the calculations. Mr. Young also stated that they received positive feedback from MassDOT relating to the entrance.

With regard to the fencing issue, Mr. Boisseau, agent for Fountain View Estates Condo Association, whose property directly abuts the subject property was present this evening. A 4' high PVC privacy fence was proposed with a 2' subsurface base, thus creating 6' of privacy along the drive-thru. All parties were in agreement that this was satisfactory. LED "flush" bulbs that throw light into the lot were also agreed upon by all. Trees that run along Trudeau Drive will be removed, to which Mr. Boisseau also agreed. With no further discussion and having all aspects of the project reviewed and commented on, the following motion was made: Motion to Close the Public Hearing for Drake Petroleum, on Special Permit Application No. 261/Site Plan Review No. 26 made by Mr. Kretkiewicz; second: Mrs. Sepanek – 4 Yes – 1 Abstention (Mr. Ramsey due to prior absence).

The Applicant/Agents were advised of the process that follows and all parties will be notified accordingly of the of Board's decision.

HOUSATONIC SOLAR 1, LLC

The Board met with several members of the Conservation Commission to discuss differences in the plans that Kirt Mayland submitted on behalf of Housatonic Solar 1, LLC. Mr. Mayland's plan that the Commission approved did not show basins on the plan. The approved plans for the Planning Board clearly depict basins. Although, in compliance on paper, the placement of the lower basin will dump directly into the riverfront area. There is no room at all for work to be done. Once in the buffer area, it becomes the Commission's jurisdiction. Mr. Walsh, from GEI, did the Peer Review for the town. Mr. Walsh stated that the basins were not on the first set of plans. The Conservation Commission had a negative finding on the RDA that was submitted. The Planning Board had not had the Public Hearing as of yet on the application for the Special Permit/Site Plan Review. Mrs. Eichacker expressed concern over 20 acres being opened simultaneously, which could be a problem. Mr. Kretkiewicz stated that the WCC approved plans in which the members knew the acreage to be opened. Mrs. Eichacker acknowledged that it looked good on paper, however would like to avoid any future problems that could arise.

Mr. Demetrious stated that he's not looking for us to change the plans, however wanted all involved to be aware of the situation, before it actually becomes one. With that said, both the Planning Board and Conservation Commission would like to speak with Mr. Mayland before construction begins. (Mrs. Eichacker stated that it would be ok for him to work on

the sedimentation traps). The office will contact Mr. Mayland and set up a meeting for him to meet with both departments at an upcoming meeting.

Mrs. Eichacker also would like to hold an informational meeting for members of the Commission and Planning Board in order for Mark Stinson from DEP to speak to the new Stormwater Regulations. A meeting will be set for an upcoming agenda.

Upcoming Meeting Dates (tentative) – January 14th, January 21st and January 28th, 2015.

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved