

**WARREN PLANNING BOARD  
MINUTES OF APRIL 8, 2015**

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

**ABSENT:** Mr. Bill Ramsey; Chairman

**ATTENDEES:** Beverly Soltys, Barry Mongeon, Jeff Walsh and Jean Christy

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**Opened the Meeting at 6:30PM**

**In the absence of the Chairman, Mrs. Libby chaired this evening's meeting.**

**COMMENTS & CONCERNS-NONE**

**MINUTES**

Motion to approve and sign the Minutes of April 1, 2015 as written made by Mrs. Sepanek; second: Mr. Krawczyk – 3 Yes, 1 Abstention (Mrs. Libby due to absence)

**BILLS/BUDGET/PAYROLL**

Motion to sign payroll for Rebecca Acerra in the amount of \$167.42 made by Mr. Krawczyk; second: Mr. Kretkiewicz – unanimous.

Motion to sign the invoice for Graves Engineering, Inc. for Peer Review (Borrego Solar –Landfill Project) in the amount of \$1,570.65 made by Mr. Kretkiewicz; second: Mr. Krawczyk – unanimous.

Motion to sign the invoice for the T & G for advertising (legal notice for zoning amendments) in the amount of \$315.00 made by Mr. Kretkiewicz; second: Mr. Krawczyk – unanimous.

**OTHER BUSINESS**

Public hearing notices from the Towns of Ware and Palmer were reviewed.

Mr. Mongeon, acting on behalf of the Finance Committee questioned if the Board anticipated any unexpected expenditures between now and the end of the fiscal year. As of this evening, there are ample funds in the expense account to cover through the end of the year.

Mr. Scanlan advised the Board that the office has received the DLTA Application and they are looking for projects for the upcoming fiscal year. The Board advised Mr. Scanlan to look into the possibility of a turnpike interchange with CMRPC Transportation staff.

**Mrs. Sepanek abstained from the following discussion due to a conflict (abutter)**

**6:45PM – Opened the Continuation of the Public Hearing on the Site Plan Review Application No. 28 for Borrego Solar for the Town of Warren Landfill.**

Jean Christy from Tighe & Bond spoke on behalf of Borrego Solar. Ms. Christy stated that Borrego Solar is proposing a 1.3 MW solar energy facility on the former landfill. The project would use less than 5 acres of the property. The proposal has already gone before the Conservation Commission and was approved with Orders of Conditions. The plan calls for the panels to be installed on ballast blocks due to it being on a landfill. The area is to be fenced (chain link) with a gate and will include a concrete pad for the equipment.

An armored swale will be installed to slow down the runoff. The town has received a Post Closure Permit from DEP. A 3-5 inch layer of crushed stone will be laid to further protect the cap. According to Ms. Christy, construction will not affect the leachate. As the owner/operator of the solar facility, Borrego Solar will be responsible for all maintenance. The interconnection line will be within the property line.

Jeff Walsh from Graves Engineering, Inc. performed the Peer Review on behalf of the Planning Board. He issued a comment letter and found no major issues. He did request that the Stormwater calculations be provided as outlined in his letter (see comment #4 & #5). In the general comment portion, he suggested that the plans reflect a parking, material staging/storage area be defined on the plan (see comment #7). Ms. Christy stated that there is a turn-around within the array as well as planned staging area within the array itself. The Board along with Mr. Walsh requested that a plan reflecting those points be provided. All agreed.

Mr. Kretkiewicz expressed a concern over glare. Although the panels are designed to absorb the sun, there is sometimes glare. Ms. Christy stated that the glare, if any, would be very low. They have worked alongside the FAA and have satisfied their requirements. Also as a matter of design layout, the panels would be pointed southward towards the access road. The only additional lighting would be at the electrical pad which would be motion lit. Parking restrictions were discussed and would be made part of the Orders of Conditions.

**With no further discussion or questions at this time, the following motion was made: Motion to continue the Public Hearing for Borrego Solar to April 22, 2015 at 7:00PM made by Mr. Kretkiewicz; second: Mr. Krawczyk – (Mrs. Sepanek abstained) . Ms. Christy will provide the calculations /plan prior to the next meeting as requested.**

Next Meeting Date: April 22, 2015 at 6:30PM

Motion to Adjourn made by Mr. Kretkiewicz; second: Mr. Krawczyk - unanimous at 7:15PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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Date Approved