

**WARREN PLANNING BOARD  
MINUTES OF APRIL 22, 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, Tracy Mazur, Bill Schlosstein and Jean Christy from Tighe & Bond

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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**

After numerous complaints were fielded by the office, a Stop Work Order has been issued to Mr. John Lizak for his property located at 1277 Main Street. Mr. Lizak was made aware on several occasions that his plan to increase his parking area need Site Plan Approval, however he continued to proceed without the proper approvals. He is in receipt of the forms and he/agent will return promptly. He has a full understanding that he is to do no further work until the matter is resolved.

**MINUTES**

Motion to approve and sign the Minutes of April 8, 2015 as written made by Mr. Krawczyk; second: Mr. Kretkiewicz – 3 Yes, 1 Abstention (Mrs. Sepanek due to conflict)

**BILLS/BUDGET/PAYROLL**

Motion to sign payroll for Rebecca Acerra in the amount of \$213.08 & \$162.34 made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

Motion to sign the Change Order for Graves Engineering, Inc. for Peer Review (Borrego Solar –Landfill Project) in the amount of \$1,383.60 made by Mr. Kretkiewicz; second: Mr. Krawczyk – 3 Yes, 1 Abstention (Mrs. Sepanek abstained due to conflict)

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

**6:45PM – PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS FOR MAY 2015 ANNUAL TOWN MEETING.**

The Board along with the Town Planner held a series of informational meetings for the proposed zoning amendments for the Annual Town Meeting in May. The Board is considering sponsoring three different Articles. The first would be a Medical Marijuana Facility bylaw, a change in dimensional requirements in the Village District and the inclusion of the Hardwick Knitted Fabrics property to the MCOB.

This evening, Mr. Scanlan reviewed the most recent results of the Medical Marijuana Survey to which a majority of respondents were in favor. To recap, a MMTC would be allowed by Special Permit by the Planning Board in both the MCOB and MDOD. The proposed bylaw has several safeguards in place such as location requirements, separation requirements, security plan and additional standards. Mr. Mongeon did question the location of the St. Stan's Pavilion on South Street and if that would impede on the citing of a facility. Mr. Scanlan will check on the distance.

The second is a proposed change in the dimensional requirements for the Village District. By today's standards, there are 214 Single-family lots and with the change, it would bring 200 additional lots into compliance. All were in agreement that the change would be a positive step forward. After additional discussion, Mr. Schlosstein suggested that section 4.32 be changed from 150' to 125' (depth). After closer review, a motion was made by Mr. Kretkiewicz to change section 4.32 from 150' to 125' and seconded by Mr. Krawczyk; - unanimous. (the wording can be amended on the floor if necessary).

Finally, the owner of Hardwick Knitted Fabrics has requested to have his property included in the MCO, to which he opted out of when originally proposed. This would add approximately a 5 acre parcel to the MCO. All were in agreement to include.

With no further questions or comments from either the Board members or those in attendance, the following motion was made: Motion to recommend all three zoning proposals for the Annual Town Meeting made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous

Motion to close the Public Hearing for the Proposed Zoning Amendments made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous at 7:00PM.

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

**7:00PM – 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.

Although no revised plans were provided this evening, comments 1 & 2 on the Peer Review response letter dated April 20, 2015 by Jeff Walsh at Graves Engineering, Inc., have been answered to Mr. Walsh's satisfaction. Storm water calculations have also met with Mr. Walsh's satisfaction. Mr. Krawczyk stated that he spoke with Dan Hall at DEP and wanted all parties to be aware that if should there be any contamination, the system will need to be removed at the developers expense in order to find the source of such contamination.

Ms. Christy did state that Tighe & Bond did a MassDEP file review and all paperwork was in order. DEP did provide a post-closure permit on the property. Mr. Krawczyk provided documentation from the EPA that addressed such property. A copy of the document was given to Ms. Christy this evening for her review.

**With no further discussion or questions at this time, the following motion was made: Motion to continue the Public Hearing for Borrego Solar to May 13, 2015 at 6:45PM made by Mr. Kretkiewicz; second: Mr. Krawczyk – 3 Yes, 1 Abstention (Mrs. Sepanek due to conflict)**

**OTHER BUSINESS**

Next Meeting Date: May 12, 2015 at 6:15PM (Prior to the ATM for any final discussion regarding the proposed zoning) and on May 13, 2015 at 6:30PM for the regular meeting.

Motion to Adjourn made by Mr. Kretkiewicz; second: Mr. Krawczyk - unanimous at 7:30PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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Date Approved

