

**WARREN PLANNING BOARD
MINUTES OF MAY 13, 2015**

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

ATTENDEES: Beverly Soltys, John Lynch, Robert Downing, Dario Nardi, Ted Danieluk, Scott Young and Brian Huntley from Tighe & Bond

Opened the Meeting at 6:30PM

Re-Organization of the Board

Motion to nominate Bill Ramsey as Chairman and Susan Libby as Vice-Chairman made by Mr. Krawczyk; second: Mr. Kretkiewicz - unanimous.

COMMENTS & CONCERNS

Mr. Scanlan provided a final copy of the brochure completed by CMRPC for the Wright's Mill Facility. The Warren Innovation Center as it is referred to in the brochure, markets the property as a proposed vocational training center in Central Massachusetts. The brochure was provided to the Board of Selectmen and placed in various offices within the Town Hall.

As an update to our latest request for CMRPC and our DLTA hours, they declined to look into the possibility of a turnpike interchange at this point.

CMRPC will also be out on the 14th of this month to begin indexing the catch basins thru GPS, throughout the town.

MINUTES

Motion to approve and sign the Minutes of March 25, 2015 as written made by Mrs. Sepanek; second: Mr. Krawczyk - 3 Yes - 2 Abstention (Mrs. Libby and Mr. Kretkiewicz due to absence)

Motion to approve and sign the Minutes of April 22, 2015 as written made by Mrs. Sepanek; second: Mr. Krawczyk - 4 yes - 1 Abstention (Mr. Ramsey due to absence)

Motion to approve and sign the Minutes of May 12, 2015 as written made by Mrs. Libby; second: Mr. Kretkiewicz - unanimous.

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.

Brian Huntley from Tighe & Bond spoke on behalf of Borrego Solar. Mr. Huntley provided a staging plan this evening dated May 7, 2015. According to Mr. Huntley, construction is not completely delineated as of tonight, however the staging area is already cleared. He did speak with Dan Hall at Mass DEP which has issued the Post Closure Permit. The Conservation Commission has reviewed the plan and has issued Orders of Conditions. Mr. Krawczyk did question the 21E status of the property and wanted clarification as to who would be responsible should any contamination occur. Mr. Huntley stated that Borrego Solar (or any subsequent owner) would be responsible. He did say however that any contamination from any historic issues, the responsibility lies with the town. The Post Closure Permit has tight regulations which DEP will monitor. Currently, Borrego Solar is still waiting for the Interconnection Permit from National Grid to be approved. Town Meeting just approved funding for reconstruction of the road to the landfill; however Mr.

Huntley stated that that the Board of Health will be responsible for coordinating construction with the contractors. Mr. Downing was present this evening and would like to see this project move forward. Mr. Scanlan also stated that the decommissioning bond is holding up the signing of the lease with Borrego. They have since agreed to \$100,000.00 bond.

With no further information or comment, the following motion was made: motion to Close the Public Hearing for Site Plan Approval No. 28 for Borrego Solar made by Mrs. Libby; second; Mr. Kretkiewicz – unanimous.

The Chairman advised all in attendance that the Board will review the application and submittals and file a decision in accordance with M.G.L. c40A. All parties will be notified accordingly.

BILLS/BUDGET/PAYROLL

Motion to sign payroll for Rebecca Acerra in the amount of \$156.01, \$83.71 & \$144.59 made by Mrs. Libby; 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.

7:15PM – CME ASSOCIATES-X-TRA MART

Tom Danieluk addressed the Board this evening. Drake Petroleum was recently bought by Global. Being a large corporation, the leaders at Global want to add a diesel pump. Scott Young, P.E. from CME Associates provided a narrative and plan of the proposed change. The new plan calls for the proposed concrete fuel island pad and canopy to be an additional 16’ longer, with a 36-foot wide drive aisle provided between the fuel canopy and parking adjacent to the building. Minor revisions to site grading will be required as well as no increase in impervious area as a result of the proposed modification. The tank size would stay the same. The sign on the building will now read “AllTown” and will be a mobile station. After a review and discussion, the following motion was made: Motion to approve the Amended plan without a Public Hearing or additional Peer Review made by Mr. Krawczyk; second; Mr. Kretkiewicz – unanimous. (The Board requested that Mr. Young obtain the Conservation Commissions approval as well). Mr. Young will provide a stamped final plan to the office.

OTHER BUSINESS

Next Meeting Date: May 27, 2015 at 6:30PM.

Motion to Adjourn made by Mrs. Libby; second: Mr. Kretkiewicz - unanimous at 7:45PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

