

**WARREN PLANNING BOARD
MINUTES OF AUGUST 26, 2015**

PRESENT: Mr. William Ramsey; Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek,
Mr. Ed Kretkiewicz and Town Planner, Mr. William Scanlan

ABSENT: Mrs. Susan Libby; Vice-Chairman

ATTENDEES: Alana Chain and Robert Lavash

Opened the Meeting at 6:30PM.

ALTUS POWER AMERICA (f/k/a Housatonic Solar 1, LLC)

In response to the Conservation Commission's concerns voiced at the meeting on August 19, 2015, Planning Board member Ed Kretkiewicz met with Alana Chain to do a walk-thru of the site. To date, both basins have been constructed. The southern basin has a liner while the northern basin is clay. Ms. Chain stated that Joyce Eichacker did take a sample when she did an inspection of the basins however it is not clear if the sample that was taken was the material used in the construction of the basin. It is understood that DEP is moving away from requiring basins. Mr. Kretkiewicz feels that we (the town) should have a level of trust in the developer.

Ms Chain also has the SWPPP Reports which she will forward to our office and the Conservation Commission. The individual who generated the reports is certified to do so and is confident all is in order. She also has a retiree from DEP on site as well. Mr. Kretkiewicz also discussed that when originally permitted; the system was to be a pour in place racking system and is now a post driven system. Ms. Chain stated that the post driven is far more costly to construct however felt it would be a better route to go. A pour in place system would create a greater surface area thus creating a possibility for additional problems. All were satisfied.

All members were in agreement to schedule a joint meeting with Ms. Chain and ConCom so all parties can discuss the issue in a clear and effective manner. Mrs. Acerra will contact all parties and schedule for September 30th at 6:45PM. In the meantime, the Board requested that Mrs. Acerra ask Mrs. Eichacker if she could detail where the samples came from and who did testing on the material if any.

LIZAK BUS SERVICE, INC. - JOHNLIZAK - 1301 MAIN

The Board discussed the merits of the Site Plan Review Application No. 30 for Lizak Bus Service. Mr. Lizak has requested Site Plan Approval for the expansion of a paved parking lot. After a review of the draft Decision, the following motion was made: Motion to approve and sign the Decision for Site Plan Approval No. 30 for Lizak Bus Service, Inc. with conditions as written made by Mr. Kretkiewicz; second: Mrs. Sepanek - unanimous. Chairman Ramsey took a roll call vote: 4 Yes Votes.

The Decision will be filed with the Town Clerk's Office and all parties will be notified accordingly.

WILLIAM & MICHELLE HOLMGREN - SP#267

Mr. & Mrs. Holmgren submitted a Special Permit Application to construct and operate a disk golf course on their property located at 501 Old W. Brookfield Road. The application is submitted under §3.23.12 (commercial outdoor recreation establishment) and would be open to the public. In light of the nature of the project, the Board feels that an engineered plan is necessary. A letter will be sent to the applicants advising them of the status.

BILLS/BUDGET/PAYROLL

Motion to sign the invoice for Wolters-Kluwer in the amount of \$212.94 for the 2015 Cumulative Supplement of Mass Land Use and Planning Law made by Mrs. Sepanek; second: Mr. Kretkiewicz - unanimous..

Motion to sign the expense request for James McKeon for setup/take down of the gym for the informational meeting on August 19th in the amount of \$14.45 made by Mr. Kretkiewicz; second: Mr. Krawczyk – unanimous.

OTHER BUSINESS

The Board reviewed Public Hearing Notices from West Brookfield and Palmer.

Next Meeting Dates: September 9th at 6:30PM in the gymnasium

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved