

**WARREN PLANNING BOARD
MINUTES OF OCTOBER 14, 2015**

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

ABSENT: Mr. William Ramsey; Chairman

ATTENDEES: Joyce Eichacker, Richard Demetrius , John Lynch, Scott Trombly, Alana Chain and Tim O'Brien.

Mrs. Libby chaired and opened the Meeting at 7:00PM in Mr. Ramsey's absence.

COMMENTS & CONCERNS-None

MINUTES

Motion to approve and sign the Minutes of September 30, 2015 as written made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

PAYROLL/INVOICES/BUDGET

Motion to approve and sign the payroll for Rebecca Acerra in the amount of \$213.54 and \$194.13 made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous.

Motion to approve and sign the invoice for Wm. Scanlan for w/e October 9, 2015 in the amount of \$1,300.00 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to approve and sign the invoice for Turley Publication for advertising in the amount of \$126.00 made by Mr. Kretkiewicz; second: Mr. Krawczyk – unanimous.

Motion to approve and sign the invoice for WB Mason in the amount of \$50.49 made by Mr. Kretkiewicz; second: Mr. Krawczyk – unanimous.

The Board reviewed the Expenditure Report as of 10/8/15.

OTHER BUSINESS

As a follow up to our last discussion regarding the proposed zoning amendment that is going before the voters at the STM in November, Town Planner William Scanlan provided three options of maps that would go with the Commercial District bylaw. The options were a map with detailed lots and narrative, a map less the lots but with the narrative and a map less the lots and narrative. After a review and discussion, the Board was in agreement to go with Map #1 however to adjust Area 5 to reflect 1,000' from the CSX railroad right of way and have the narrative as a separate handout.

Motion to recess in order to join the Conservation Commission at their meeting to discuss Altus Power America (Spring Street Solar Project) made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

ALTUS POWER AMERICA (AKA HOUSATONIC SOLAR)-87 SPRING STREET

The Board with members of the Conservation Commission met with Alana Chain from Altus Power America regarding the ongoing concerns of the storm water basins that are on the site. Ms. Chain requested a continuance to another night. She stated that soil testing is being done and would not have the results for approximately 1 – 1 ½ weeks. Mrs. Eichacker stated that while most of the members from both boards are in attendance, she would like to discuss the matter. Mrs. Eichacker expressed ongoing concerns regarding the

basin being constructed in a manner that is not to spec. Also, due to this late time of year, concerns persist regarding the ability or inability to stabilize the site. Ms. Chain stated that the basins are in and operational and any discharge of water, if any, is clean. Mrs. Eichacker stated that the basins should be capped and although they are hydro seeded; it certainly doesn't mean that the area is stabilized. She went on to state that if there is any sediment, it must be cleaned. Ms. Chain stated on October 26, 2015, she is anticipating hydro seeding will be completed.

Mrs. Eichacker addressed the SWPPP. She reviewed the document that was submitted and there are many items not included in construction. She will send an email to Ms. Chain outlining the deficiencies. Ms. Chain will forward to Wesley Flis for review. All attending Planning Board members agree that it should be built to spec. Ms. Chain would like the Boards to consider waiting until the test results come back before making a final determination.

Mrs. Acerra, Mrs. Eichacker and Mrs. Carney will join Ms. Chain on site for a walk-thru of the site on Monday, October 19, 2015. All were in agreement to meet again on October 28, 2015 at 7PM to discuss the matter further.

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved