

**WARREN PLANNING BOARD
MINUTES OF OCTOBER 28, 2015**

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

ATTENDEES: See Attached List

Called the Meeting to Order at 6:30PM.

COMMENTS & CONCERNS

Mr. Krawczyk expressed concern over Article 1 on the Warrant for the Special Town Meeting. The Street Lighting Proposal is going before the voters. The cost is approximately \$200,000.00 to convert from the current bulbs to LED lighting. Mr. Krawczyk spoke with CMRPC about this and also forwarded an email to Mr. Scanlan who is the Town Planner. There are monies available to cover approximately 90% of this type of project. He also expressed disappointment that Mr. Scanlan never followed up on this lead. Mr. Krawczyk provided several names and numbers for Mrs. Acerra to contact regarding this green program.

MINUTES

Motion to approve the Minutes of October 7, 2015 as written made by Mr. Krawczyk; second: Mr. Krawczyk – 3 Yes Votes (Mrs. Libby and Mrs. Sepanek abstained due to absence)

Motion to approve the Minutes of October 14, 2015 as written made by Mrs. Libby; second: Mr. Krawczyk – 4 Yes Votes (Mr. Ramsey abstained due to absence).

BILLS/MEMOS/PAYROLL

Motion to approve and sign payroll for Rebecca Acerra in the amounts of \$194.13 and \$186.36 made by Mr. Kretkiewicz; second: Mrs. Libby – unanimous.

Motion to approve and sign the invoice for Turley Publications in the amount of \$180.00 for advertising made by Mrs. Libby; second: Mrs. Sepanek- unanimous.

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

SPECIAL PERMIT NO. 268 – MICHAEL SPERA

The Board reviewed a draft decision for Michael Spera on his Special Permit Application No. 268 under §3.23.15 of the Town of Warren Zoning Bylaws. Mr. Spera has proposed the construction of a 30' x 40' detached three (3) car garage for the purpose of housing equipment for a contracting business and equipment/landscaping business. The use requires a Special Permit.

Mr. Spera was in attendance this evening to discuss the merits of his application. The main purpose of the request is to keep his equipment inside to protect them from the elements as well as esthetics. There is an existing driveway that is already blacktopped. Mr. Spera also provided an equipment list this evening for the file. When questioned about employee parking, Mr. Spera stated that they will park down back in the driveway. After a discussion, the following suggestions were made which will become part of the Orders of Conditions*

1. Employees to park in back in driveway
2. Any material removed due to construction of garage cannot be taken off site.
3. Exterior lighting will be above garage doors in a manner not to be intrusive to abutters
4. Applicant will contact the Highway Surveyor and request a “trucks entering/exiting” sign

With no further discussion on the matter, the following motion was made: Motion to close the Public Hearing on Special Permit Application No. 268 for Michael Spera made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous at 6:55PM.

All were notified of the process moving forward and will be notified of the Board's decision accordingly.
*Additional conditions may be imposed on the formal decision.

Chairman Ramsey requested a 5 minute recess

Rachael Carney, Secretary for the Conservation Commission is taping the following portion of the meeting.

ALTUS POWER/SPRING STREET SOLAR PROJECT

The Board along with members of the Conservation Commission met with key representatives from Altus Power in order to address several ongoing concerns to which several meetings have been held yet it still unresolved. They are as follows:

1. Currently three different plans that have been submitted. The Planning Board has one set, the Conservation Commission has a different set and the Building Inspector has yet another set.
2. The basins were constructed improperly.
3. Uncertainty of where the soil sample was taken from. Soil testing was offered by Alana Chain however to date do not have any results.

Tony Savino, who is the General Contractor and signed on the project, stated that he is not aware of any problems and in his opinion feels that they have gone above and beyond of what is needed going on to say that he feels it has become a circus. Mr. Savino further stated that he has no problem with having any engineer inspect what has been done.

Atty. Paul Haverty who is council for Altus Power expressed concern over the "process". Mrs. Eichacker stated that the Conservation Commission held a meeting in February 2015 to which both Ms. Chain and Mr. Flis were in attendance agreed that the basin would be move back 25'. An inspection prior to backfill was also agreed upon which did not occur nor did the proper installation of the liner (liner not tucked in under as indicated on plans submitted to WCC).

Mrs. Eichacker asked pointblank if the basin was built to spec. Mr. Savino did not answer her specific question, however stated that they are willing to work with all parties to make the project right.

Mr. Flis wanted to clarify that they did go before the WCC and he agreed to add the impervious core for additional protection however wanted all to know that it still is outside of their jurisdiction.

Mrs. Eichacker stated that the outlet pipe is butted against the resource area and cannot be left there. In his defense, Mr. Flis was not the original engineer and stated that the pictures did not provide enough information to determine if the basin(s) were constructed properly. The General Contractor (Mr. Savino) is handling the testing.

Mr. Ramsey acknowledged that all parties failed in terms of the process; however the improper construction is clearly due to errors on the contractor's part.

Mrs. Eichacker stated that their (WCC) outstanding concerns are the following:

1. At this point of the year, the grass will not grow to stabilize the site
2. How do we progress thru the winter and spring?

Mr. Savino advised all in attendance that the EPA was on site and is happy with what they inspected. The Board asked for written confirmation of their findings.

Mr. Flis stated that he is willing to provide a stamped "as built", however would not commit to a timeframe. In closing and on behalf of the Building Department, Mrs. Acerra stated that to date, not one field report has been submitted, which is a requirement under the building code when a project is subject to construction control such as this.

Mr. Savino stated that he will contact Mrs. Acerra within the next few days to discuss further.

Next Meeting Date: November 4, 2015 at 6:30PM

Motion to Adjourn made by Mr. Kretkiewicz; second: Mrs. Libby – unanimous at 8:05PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved