

**WARREN PLANNING BOARD  
MINUTES OF January 08, 2018**

**PRESENT:** Mr. William Ramsey: Chairman: Ms. Susan Libby; Vice-Chairman; Mrs. Melissa Sepanek: Mr. Derick Veliz  
**Absent:** Mr. Robert Souza

**ATTENDEE:** Selectmen James Gagner

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**Meeting was called to order at 7:15 PM**

**7:15 Comments & Concerns**

None

**New Business – 7:20pm** –Discussion with James Gagner on adding recreational to Section 15 Medical Marijuana Treatment center.

Mr. Gagner started with recreational Marijuana is now legal and the Town need to decide how to handle this. It's not about as wanting to have it in our Town but what will be the best interest for the Town. Mr. Gagner is under the impression that the Board is for cultivation and processing and we should look at it separate from dispensaries.

Mr. Gagner has a person that has a letter of intent with Hardwick Knitter, and another person from Texas that would like to buy the entire complex. Mrs. Sepanek asked what will happen with Heal, Inc. The lease will either turn over to the new owner or Heal could be bought out.

Mr. Gagner said this will bring jobs to the Town also they must be a for Profit Co. which will bring revenue to the Town and can be taxed up to 3 %.

Mr. Gagner said the Police Chief had talked to him about having a By-law like the open container law.

Mr. Gagner will be speaking to his Board and would like one of our members to attend their meeting so each Board will be up to date. The Board was opened to this.

Mrs. Libby brought up that it's already a law and if we don't have a By-law in place anyone could set up shop anywhere in the village district and commercial zone.

Mr. Gagner would like to treat it like a liquor license.

The Board received a four-page memo from Mr. William Scanlan for regulation of recreational Marijuana. Mr. Ramsey asked the Board to review the memo and we will continue the discussion at the next meeting.

**7:45pm-Public Hearing on Special Permit No. 46 for David Albrecht (Borrego Solar Systems, Inc.)** The applicant is requesting to construct and operate a 5,061.600 KW ground-mounted solar energy facility. The property is located at 355 Cronin Rd also know as Assessor's Map 10 Lot 74 which is located in the Rural District. The property is owned by Francis R. Adley

Sign Proposal for Graves Engineering, Inc for Site Plan No. 46 motion was made. Motion made to sign Proposal for Graves Engineering, Inc for Site Plan No. 46 made by Mrs. Libby; second Mrs. Sepanek- 4 yes- 1 absent (Mr. Souza)

**Decision on Site Plan No. 47 for the Town of Warren.** The Board review the Decision with no further question the motion was made. Motion to approve and sign Decision No. 47 as written made by Mrs. Libby; second Mrs. Sepanek- rollcall vote-4 yes- 1 absent (Mr. Souza)

**Decision on Special Permit No. 278 & Site Plan No. 44 for Wicked Good Soil, LLC fka SuperSoil, LLC.** With no further question the motion was made. Motion made to accept Special Permit No. 278 & Site Plan No. 44 as written made by Mrs. Libby; second: Mr. Veliz- 4 yes- 1 absent. (Mr. Souza)

Motion to approve and sign payroll for Kathleen Czub in the amount of & \$193.56 x 4 and \$225.82. Made by Mrs. Libby; second: second: Mrs. Sepanek – 4 yes- 1 absent (Mr. Souza)

Motion to approve and sign invoice for W.B. Mason in the amount of \$2.79, \$5.38 and \$55.73. Made by Mrs. Libby; second: Mr. Veliz– 4 yes- 1 absent (Mr. Souza).

Motion to approve and sign invoice for Staples in the amount of \$133.98. Made by Mrs. Libby; second: Mr. Veliz- 4 yes- 1 absent (Mr. Souza)

Motion to approve and sign the Minutes of December 04, 2017 as written made by Mrs. Libby; second: Mrs. Sepanek – 4 yes- 1 Absent. (Mr. Souza)

Date set for Site Plan Review No. 48 for ZPT Energy Solutions, LLC. February 12 @ 7:30

Next Meeting Date January 22, 2018 @ 7:15.

Motion to Adjourn made by Mrs. Libby; second: Mrs. Sepanek – 4 yes @ 8:45

Respectfully submitted,

Kathleen M Czub  
Secretary

February 12, 2018  
Date Approved