

**WARREN PLANNING BOARD  
MINUTES OF March 12, 2018**

**PRESENT:** Mr. William Ramsey: Chairman: Mrs. Susan Libby Vice-Chairmen; Mrs. Melissa Sepanek; Mr. Robert Souza

**Absent:** Mr. Derick Veliz

**ATTENDEE:** See List

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

**7:15pm- Informational Meeting** on proposed Zoning Amendments for Annual Town Meeting. The Board discussed amendments to add to Section 15 Medical Marijuana Treatment Center to allow retail sales, processing, and cultivation and Section 12 Solar Energy.

Section 12 Solar Energy

The Board asked Mr. William Scanlan to put together a rough draft on amending the bylaw to present at meeting.

3.2 Schedule of Use Regulations to add Special Permit required for Large Solar Energy Facility Section 3.25.5

Adding Special Permit would give the Board more say also abutters could voice their concerns and have them addressed.

Section 3.25.8 Battery Energy Storage Systems Special Permit required.

Battery Energy Storage Systems are now being propose with new Solar Facility Applicants. Little is known about the Battery Storage.

Mr. Scanlan proposed changing Section 12.3.5 .1 Setback from 25 feet to 100 feet in all districts and 12.3.5 .2 from 50 feet to 150 feet.

Mrs. Sepanek had concerns with the change in the Village District. Lots in the Village district are small and a 100-foot setback would not allow most Home owners to put Solar on their property for their own use. After a discussion the Board made the motion.

Motion made to approve section 13.3.5.1 a 25-foot setback in the Village District and 100-foot setbacks in Rural, Residential and Commercial Districts Motion made by Mr. Souza; second Mrs. Libby- 4 yes- 1 absent (Mr. Veliz).

Motion made to approve section 13.3.5.2 a 150-foot natural buffer Motion made by Mrs. Libby; second Mr. Souza-4 yes- 1 absent (Mr. Veliz)

Residents from Little Rest Rd. were pleased with what the Board is proposing. They still have concerns on the Decommissioning of Solar Facility, Chairman Ramsey explained the Selectmen's office and Treasurer set the decommission schedule and should attend a Selectmen meeting.

Section 15 Medical Marijuana Treatment Center

The proposed change to Section 15 is to change to Marijuana Establishments and Cultivation Sites.

The Board discussed having Retail Stores in the Town. The Board decided to allow two, one in the Commercial District and one in the Mill Conversion Overlay District and not allow Marijuana social consumption establishments in Town.

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To add Section 15.6 Outdoor Cultivation Sites.  
To be allowed in the Rural by Special Permit and Site Plan Approval.

Mr. Scanlan will have a draft of the proposed amendments for the Public Hearing that is scheduled for March 26, 2018.

Motion to approve and sign payroll for Kathleen Czub in the amount of \$250.15. Made by Mrs. Libby; second: Mrs. Sepanek– 4yes- 1 absent (Mr. Veliz)

Motion to accept the Minutes from February 26, 2018 motion made by Mrs. Libby; second Mrs. Sepanek- 3 yes- 1 absent (Mr. Veliz)-1 abstained (Mr. Souza, was not present for entire meeting)

Motion to accept the Minutes from March 05, 2018 motion made by Mrs. Libby; second Mr. Souza-4 yes- 1 absent (Mr. Veliz)

Next Meeting Date March 26, 2018 @ 7:15.

Motion to Adjourn made by Mrs. Libby; second: Mr. Souza– 4 yes @ 9:15

Respectfully submitted,

Kathleen M Czub  
Secretary

03/26/2018  
Date Approved