

**WARREN PLANNING BOARD  
MINUTES OF April 23, 2018**

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

**Absent:** Mr. Souza

**ATTENDEE:** Kerry Schmidt

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

**7:15pm- Public Hearing** on proposed Zoning Amendment for Annual Town Meeting to add to Section 15 Medical Marijuana Treatment Center to allow retail sales, processing, and cultivation.

Chairman Ramsey opened the Hearing by explaining why the Board is proposing amending the Bylaw. The Town on November 8<sup>th</sup>, 2016 voted to Legalized Marijuana. The Board has been looking into how we can fit recreational marijuana into our Town.

Section 15 Medical Marijuana Treatment Center to Section 15 Marijuana Establishments and Cultivation Sites.

Section 15.2 Special Permit and Site Plan Approval Required.

Add 15.1.1 Definition of Marijuana Establishment

Section 15.6 Cultivation in the Rural District.

A copy of the proposed Bylaw will be available in the Planning Board Office or The Town Clerks Office.

Motion to approve and sign payroll for Kathleen Czub in the amount of \$201.62 and \$193.56 made by Mrs. Libby; second: Mr. Veliz- 3 yes- 2 absent (Mr. Souza & Mrs. Sepanek)

Motion to approve and sign invoice for Turley in the amount of \$128.72 & \$ 193.56 made by Mrs. Libby; second: Mr. Veliz- 3 yes- 2 absent (Mr. Souza & Mrs. Sepanek)

Motion to accept the Minutes from March 26, 2018 motion made by Mrs. Libby: second Mr. Veliz- 3 yes- 2 absent (Mr. Souza & Mrs. Sepanek)

**8:15 pm- Public Hearing** for proposed Zoning Amendment for Annual Town Meeting on Section 12 Solar Energy.

Mr. Ramsey explain the reason for the Bylaw is to protect the Town and properties. We have had a Bylaw in place since 2012. Not knowing the impact Solar would have on the Town at the time the Bylaw was written. With the Towns support the Planning Board and Conservation are trying to protect the Town.

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3.2 Schedule of Use Regulations to add Special Permit required for Large Solar Energy Facility Section 3.25.5 Adding Special Permit in the Rural District. When the Bylaw was written the Board didn't know what the impact would be to the Town. We have had impact in certain neighborhoods also visual impacted. This would give the Board more authority to make condition and pose conditions. The Board could say no if condition is not met.

Section 3.25.8 Battery Energy Storage Systems Special Permit required.

Battery Energy Storage Systems are now being propose with new Solar Facility Applicants. At our last meeting there was concerns if there were any hazards in the units, little is known about the Battery Storage Units. With the proposed amendment the Board would be able to regulate the size, where they go, what's in the battery storage boxes also add to section 12.3.2 adding # 10 requirement for material safety data sheets for the systems components.

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.

At the meeting on March 12<sup>th</sup> the Board felt that 100ft in the Village Districts would not allow home owners to put solar on their properties for their own use since lots are smaller. 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)

This would help to screen the abutters of the visual site and noise impact.

With no further questions the motion was made.

Motion made to close Public Hearings on Section 15 Medical Marijuana Treatment Center and Section 12 Solar Energy made by Mrs. Libby; second: Mr. Veliz- 3 yes- 2 absent (Mr. Souza & Mrs. Sepanek)

Next Meeting Date: May 8, 2018 @ 6:30pm @ Quaboag Regional High School for Annual Town Meeting.

Motion to Adjourn made by Mrs. Libby; second: Mr. Veliz– 3 yes- 2 absent (Mr. Souza & Mrs. Sepanek) @ 8:50

Respectfully submitted,

Kathleen M Czub  
Secretary

Date Approved