

**WARREN PLANNING BOARD  
MINUTES OF October 29, 2018**

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

**Absent:** Mrs. Melissa Sepanek

**ATTENDEE:** See List

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

**7:15pm-** Public Hearing on Special Permit No. 281 & Site Plan No. 49 for Syncarpha Capital LLC. The Applicant is requesting to construct and operate a 4.98 MW Ground-Mounted Solar Energy Facility and 4 MW Battery Storage System and Related Structures. The Property is located on Little Rest Road also known as Assessors Map 11 Lots 82 & 83.3 which is located in the Rural District.

Abutters notification and publication was done in accordance with the provision of Chapter 40A, 11 of the Massachusetts General Laws.

Stephen O'Connell with Andrews Survey & Engineering, Inc. presented their Project to the Board.

Graves Engineering, Inc will be the consultant for Warren at Applicants Expense.

The Project is on Lot 83.3 It has the frontage but because of wetlands the driveway will be on Lot 82.

Document submissions included the Zoning Review, Special Permit Application and Site Plan Application, Site Plan approval Wavier Form, Project Narrative, Plans, Deeds, Abutters Lists from Warren and Brimfield, Interconnection Service Agreement, Electrical Diagram, Proof of Liability Insurance, Decommissioning Bond, Operations and Maintenance Plan, Stormwater Management Report,

There are many concerns the Board and Abutters have on water run-off, the project is on an incline. The project will be close to wells and septic leach fields. Also, it abuts an existing Solar Facility.

- Concerns with any Chemicals and Herbicide.
  
- Impact on Property Value.
  
- There are Two (2) Large Solar facilities on the Street already.

The Hearing was continued till December 3, 2018 @ 7:15

**8:00 pm**- Continued Public Hearing on Special Permit No. 280 for Angela Menard. The Applicant is requesting to operate a Boutique Style Clothing and Home Goods Shop. The Property is located at 551 Brimfield Road also known as Assessors Map 9 Lot 78 which is located in the Rural District.

Hearing was continued from September 24, 2018. Mrs. Menard was told she would need to get the necessary Permits for the Accessory Building. Mrs. Menard did get Permits needed for Building. The Board also needed Hours of Operation. Mrs. Menard will Operate between the Hours of 10:00 am – 8:00 pm Monday – Sunday.

With no further Question the Motion was made to accept Special Permit No. 280 made by Mrs. Libby; second Mr. Veliz: - 4 yes votes- 1 absent (Mrs. Sepanek)

Discussion with Drue King on Large Solar Facility's. Mrs. King and Concerned Neighbors would like to put a Moratorium on Large Solar Facility until The Town has time to change the Zoning By-Laws. Mrs. King said other Towns are putting limits on how many Large Solar Facility can be built. The Board will look into it and they should ask to be put on the Selectmen's Agenda to Discuss putting it on the next Town Meeting.

#### **Payroll/Bills/Budget**

Motion to approve and sign payroll for Kathleen Czub in the amount of \$213.85 & \$172.73 made by Mrs. Libby; second Mr. Veliz: - 4 yes votes- 1 absent (Mrs. Sepanek)

Motion to approve and sign invoice for Turley Publications, Inc for SP # 281 & SPR # 49 in the amount of \$ 179.84 made by Mrs. Libby; second Mr. Souza - 4 yes votes- 1 absent (Mrs. Sepanek)

#### **Minutes**

Motion to approve and sign the Minutes from October 15, 2018 as written motion made by Mr. Souza; second: Mr. Veliz- 4 yes votes- 1 absent (Mrs. Sepanek)

Motion to approve and sign the Minutes from October 20, 2018 as written motion made by Mr. Souza; second: Mrs. Libby- 4 yes votes- 1 absent (Mrs. Sepanek)

#### **Comments & Concerns:**

Attended had concerns with all the Solar Application the Town is receiving and what can be done to limit them.

**Next Meeting Date:** November 12, 2018 @ 7:15pm

**Motion to Adjourn** made by Mrs. Libby; second: Mr. Souza– 4 yes votes- 1 absent (Mrs. Sepanek) @ 9:42

Respectfully submitted,

Kathleen M Czub  
Secretary

Date Approved