

**WARREN PLANNING BOARD  
MINUTES OF November 19, 2018**

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

**Absent:** None

**ATTENDEE:** See List

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

Decision for 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 Rd. also known as Assessors Map 9 Lot 78 which is in the Rural District.

The Board reviewed the Decision for Special Permit No. 280 with no further Discussion the motion was made.

Motion made to sign Decision for Angela Menard as written made by Mrs. Libby: second Mr. Veliz roll call vote- 5 yes votes.

Decision will be Filed with the Town Clerk on November 20, 2018.

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 in one's Town. They would like to know how the Board feels about their proposal. The Board unanimously said they will support their proposal.

Review on Special Permit No. 281 & Site Plan No. 49 for Syncarpha Capital LLC.

Mr. Ramsey & Mr. Souza walked the Site with Mr. Beaudry who is an abutter to the project. They have many concerns with the site starting with all the water that is sitting on top of the ground. The land had been clear-cut so the natural buffer of 150 ft has already been removed.

Mr. Souza would like a copy from the Conservation Commissions Office of their finding on storm-water.

**Comments & Concerns:**

Abutters have concerns with the Wavier Syncarpha has submitted to the Board to wave the 150 ft buffer. The consensus of the Board is they will not sign the Wavier.

Syncarpha has a lease to construct a drive way through lot 82 from the property owner. Mr. Blake property abuts lot 82. Mr. Blake question was why don't we have a buffer for the road ways. The answer was we haven't had this occur before. Mr. Blake is very concern with all the Trucks and Noise in and out of the road so close to their Home.

The Hearing was continued from October 29<sup>th</sup> to December 3, 2018 @ 7:15

Motion to sign Proposal for Gravers Engineering for Special Permit & Site Plan No. 281 & 49 for Syncarpha Capital, LLC in the amount of \$4,400.00 motion made by Mrs. Libby: second; Mr. Souza- 5 yes votes.

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**Payroll/Bills/Budget**

Motion to approve and sign payroll for Kathleen Czub in the amount of \$246.75 & \$197.40 & \$197.40 made by Mrs. Libby; second Mr. Souza: - 5 yes votes

Motion to approve and sign request form for Warren Post Office for stamps in the amount of \$150.00 made by Mrs. Libby; second; Mr. Souza- 5 yes votes

Motion to reimbursement request for Kathleen Czub for stamps in the amount of \$30.00 made by Mrs. Libby: second; Mrs. Sepanek- 5 yes votes

Motion to approve and sign request for petty cash in the amount of \$50.00 made by Mrs. Libby: second; Mrs. Sepanek- 5 yes votes

Motion to approve and sign invoice for WB Mason in the amount of \$82.64 made by Mrs. Libby: second Mr. Souza- 5 yes votes

Motion to approve and sign invoice for Turley Publications, Inc for SP # 282 & 283 & SPR # 50 &51in the amount of \$ 198.77 made by Mrs. Libby; second Mr. Souza - 5 yes votes

**Minutes**

Tabled till next meeting.

**Next Meeting Date:** November 26, 2018 @ 7:15pm

**Motion to Adjourn** made by Mrs. Libby; second: Mr. Souza– 5 yes votes- @ 8:50

Respectfully submitted,

Kathleen M Czub  
Secretary

Date Approved