

**WARREN PLANNING BOARD
MINUTES OF SEPTEMBER 17, 2014**

PRESENT: Mr. Peter Krawczyk, Mrs. Melissa Sepanek and Mr. Ed Kretkiewicz

ABSENT: Mr. Bill Ramsey; Chairman and Mrs. Libby; Vice-Chair

ATTENDEES: Barry Mongeon, John & Stephanie Williams and Brendan Fullam

Opened the Meeting at 6PM

Mr. Krawczyk chaired the meeting in the absence of both the Chairman and Vice-Chair.

COMMENTS & CONCERNS – Mr. Mongeon addressed the Board this evening to discuss a matter that was discussed at a recent Warren Action Committee Meeting. According to Mr. Mongeon, the WCAC said that the Planning Board only **DENIES** Special Permit Applications. This claim is absolutely untrue and not one member from the WCAC has even contacted this office to find out the process. In the last 15 years, only 3 applications have been denied, one being to a member of the WCAC. The process was explained to Mr. Mongeon and he thanked the Board for their time and wanted to set the record straight. The Board was equally grateful to him for his efforts.

Mr. Kretkiewicz recused himself as a Board member from the following discussion in order to address the Board as a resident.

Resident John & Stephanie Williams were in attendance this evening. They reside at 1378 Bemis Road, which directly abuts the First Wind Solar Farm. Mr. Williams expressed concern over rocks in the road which appear to be the result of no apron on each of the three driveway entrances to the First Wind Solar Farm. The town has a bylaw that clearly requires that the first 5 feet of any driveway be paved. Mrs. Acerra advised all in attendance that Borrego Solar (general contractor for First Wind) did indeed apply for three driveway openings and submitted the appropriate fees. After contacting Mr. Boudreau, he did advise Mrs. Acerra that indeed Borrego did do the proper steps however he made a judgment call and decided that the three openings did not need to be paved. His reasoning was that it would receive far less traffic than that of a residential property. The Board requested that a letter be sent to Mr. Boudreau expressing concerns over safety and asked to see if there was any remedy to rectify the situation.

Mr. & Mrs. Williams also expressed concern over the buffer zone for their property. Section 12.3.5(2) of the bylaw states in part “**the site plan shall provide a natural vegetative buffer of fifty feet (50)’ between a large solar energy facility and a property in residential use**”.

At the time the Planning Board approved the Site Plan, the property in question (1378 Bemis Road) was undeveloped. Mrs. Sepanek felt that the only thing we could do at this point is to contact First Wind and ask them as a good neighbor, if additional trees could be planted. There is also an active drainage issue on the property. The pipe crosses Bemis Road and originally ended at the edge of Bemis Road and what is now the Williams’ property. The contractor

apparently extended the pipe to run along the length of the property and out onto what is now the solar farm. The Williams' are concerned over the ramifications should erosion occur to the solar farm. They stated that First Wind advised them they would be held liable for any damage. First Wind refutes this claim. Mr. Kretkiewicz contacted the Warren Conservation Commission in 2012. Mr. Kretkiewicz also stated that Mr. Fountain told him he's doing the town a favor by extending the pipe. Mr. Kretkiewicz expressed concern with the Planning Board that when the ANR was signed in March of 2013 breaking off the Williams' lot, the drainage easement should have raised a red flag.

Mr. Krawczyk stated that the Planning Board is not in charge of drainage. All parties will be placed on an upcoming agenda when the full Board is present.

Brendan Fullam – Agent from Sullivan & Wallace met with the Board this evening to discuss Devils Lane. In 1983, at Town Meeting, Devils Lane was discontinued as a public road. He currently has a party interested in purchasing a parcel depicted as Map 12, Lot 8. The lot has the required frontage and area, however in order to issue a building permit; the frontage must be approved by the Planning Board which under Section 1.4.15 allows them to do so at their discretion. The Board will visit the site and discuss at their next meeting. Also, this issue has come before the Board in the past and the file will be reviewed.

Housatonic Solar 1, LLC Decision – 87 Spring Street

The Board reviewed a draft decision for 87 Spring Street. This project is subject to Site Plan Approval only and therefore only three votes/signatures are required. Mr. Kretkiewicz expressed concern over trucks on the road. Spring Street is a public way, therefore a limit cannot be placed vehicles, however the Board will request that the Highway Surveyor place a sign at the corner of Main and Spring Street advising caution/work zone. After a review and with no further discussion, the following motion was made: Motion to Approve the Site Plan Review Decision on Application No. 25 for Housatonic Solar 1, LLC to construct and operate a 1 MW Solar Energy Farm as outlined in the Decision made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous. Roll Call- 3 Yes votes – 2 absent

PAYROLL/BILLS/INVOICES

Motion to approve and sign payroll for Rebecca Acerra in the amounts of \$222.90 and \$156.03 made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous.

Motion to approve and sign the invoice for Wm. Scanlan in the amount of \$1,300.00 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

The Board reviewed the Expenditure Report as of September 4, 2014.

OTHER BUSINESS

In closing, Mr. Mongeon suggested that various Boards' get together (Planning, Selectmen, Finance, and Capital Planning) and put together a 3, 5, 7 & 10 year plan. The Board advised him that the Master Plan is that exact outline, however are willing at any time to meet to brainstorm and possibly revise as needed.

Next Meeting Date: October 1, 2014

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous at 8:05PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____