



TOWN OF WARE

Planning & Community Development

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Planning Board

Meeting Minutes from
Wednesday, April 18, 2018
Board of Selectmen's Conference Room

Planning Board members present: Rick Starodoj (Chairman), Chris DiMarzio (Vice Chairman), Josh Kusnierz, Fred Urban, Joe Knight, Edward Murphy (Alternate),

Planning Board members absent: none

Staff present: Rubén Flores-Marzán, Director of Planning & Community Development

Public: (as taken from the sign in sheet and observation): Susie Gifford (TRC Engineering), Christina Sprankle (abutter), Rich Crowley (abutter), Stuart Beckley, Denis Ouimette, Nick Pandolfi, Ed Switzer (ForeFront Power)

Chairman R. Starodoj called the meeting to order at 7:00 p.m. Attendees said the Pledge of Allegiance.

1. Administrative

- a. Reorganization of Board – Elections were held on April 9. Welcome back Joe Knight!
Motion by F. Urban for Rick Starodoj to serve as Chairman. Seconded by J. Kusnierz. So voted 4/0/1 (DiMarzio).
Motion by F. Urban for Josh Kusnierz to serve as Vice Chairman. Seconded by J. Knight. So voted 4/0/1 (DiMarzio).
Motion by F. Urban for Joe Knight to serve as Clerk. Seconded by J. Kusnierz. So voted 4/0/1 (DiMarzio).
- b. Approve minutes from April 4, 2018 – **Motion** by F. Urban to table the minutes until the May 2 meeting. Seconded by R. Starodoj. So voted 4/0/1 (DiMarzio).

- c. Review notices from abutting towns – J. Mosso will e.mail notices to Board.

2. **7:05 p.m. Public Hearing on SPR-2018-01**

Forefront Power, major site plan review for proposed ground-mounted solar facility at Robbins Road capped landfill (owner: Inhabitants of Ware). The public hearing was opened at 7:05 p.m. and the legal ad was read into record.

- E. Switzer of ForeFront Power gave a 10-minute presentation on the proposed project, general information and description of project
- C. Sprankle, abutter, concerned that scenery along Robbins Road will become affected by view of solar panels
- S. Gifford provided additional information on topographical limitations (slope/angle) for protecting abutters' views
- Ms. Sprankle concerned about panels and access to site. Will panels be protected to prevent trespass. E. Switzer provided details on site security
- Ms. Sprankle raised the issue of hunters in the area south of the proposed solar project in the landfill. Chairman mentions that hunting is prohibited in the area
- D. Ouimette asked about the project area – could it be expanded. E. Switzer stated that there are topographical limitations; solar array is 4 acres
- DEP and Board of Health work with Ware Conservation Commission and ForeFront on coordinated peer review by Tighe & Bond
- Decommissioning information not available at this time

Motion by J. Kusnierz to continue the public hearing until May 16. Seconded by J. Knight. So voted 4/0/1 (DiMarzio).

3. **7:30 p.m. Public Hearing on SPR-2018-02**

Forefront Power, major site plan review for proposed ground-mounted solar facility at Banas Farm, Robbins Road (owner: Inhabitants of Ware). The public hearing was opened at 7:30 p.m. and the legal ad was read into record.

- E. Switzer of ForeFront Power gave a presentation on the proposed project, general information and description of project
- Chairman asked about conservation commission comments; no comments from conservation per E. Switzer
- Project is lithium battery; mount is ground mounted, 8-10 feet below grade, depending on engineering and topography

- Chairman inquired about construction costs and decommissioning bond; E. Switzer will provide cost data to set up decommissioning bond
- F. Urban asked about access road for DPW (town-owned property and DPW has stores of materials nearby); project does not affect DPW access
- D. Ouimette commented on location of panels and setbacks; the project should not impact recreation and the rail trail; area between river and project fence needs to remain untouched; E. Switzer agreed w. Mr. Ouimette's comments
- J. Kusnierz stated concerns about project not respecting community input from the master plan – p. 49 calls for no solar on Banas Farm; D. Ouimette stated that Board of Health does not want the project on the landfill; Chairman stated that there is plenty of open space with the project sited as proposed
- E. Switzer stated that ForeFront will totally avoid the road to the WWTP
- Christina Sprankle, abutter, asked if DPW will plowing continue plowing on Robbins Road; asked about installing a swing guardrail since the area is used for some people to party; E. Switzer stated that the swing guard rail will stay in place with added security features
- S. Gifford discussed DPW comments regarding project in floodplain

Motion by J. Kusnierz to continue the public hearing until May 16, 2018 at 7:30 pm. Seconded by J. Knight. So voted 4/0/1 (DiMarzio).

4. Discussion & Updates

- a. PVPC Delegate update – the latest housing initiative does not necessarily benefit Ware since we are over 7,000 in population.
- b. Wildflower Drive subdivision – no updates
- c. Greenwich Rd Realty tipping fee received: We received \$13,870.90 with which to improve conditions on the roadway and should be expended before they go to the general fund.
- d. Barnes Street Water Treatment Plant – ENF received; Board does not necessarily need to review it since the Board was not involved from the beginning.

5. Other

- a. Board membership - This is Dave Kopacz's last meeting as he is not running for re-election; he will still be the Conservation Agent as that is a paid, part-time position with the Town.
- b. DEP comments on dock permitting– In March, DEP sent a letter to the Board regarding Ch. 91 (Public Waterfront Act). Essentially, the PB is asked to provide comment, if warranted, to any "General License Certification" (GLC) license in order to streamline the process for owners of small docks and piers. J. Mosso will forward any GLCs to the PB as they are received.
- c. Meeting dates – the Board cancelled the following meeting dates:
 - July 4
 - August 1
 - November 21
- d. Marijuana bylaw – Board needs to communicate to the Board of Selectmen that the PB adopted the zoning bylaw to enable medical, recreational, hybrid and cultivation facilities. Board will consider marijuana "cafes" (i.e. consumption sites) after state provides guidance on the subject.

6. Adjourn – Motion by J, Kusnierz to adjourn at 8:19 pm. Seconded by R. Starodoj.

Documents reviewed:

- April 4, 2018 minutes
- Forefront Power application (SPR-2018-01, landfill) and related materials
- Forefront Power application (SPR-2018-02, Banas Farm) and related materials
- DEP letter dated March 28, 2018

Documents received:

none

Minutes Approved on: _____	
Starodoj	_____
DiMarzio	_____
Urban	_____
Kusnierz	_____
Knight	_____

*Respectfully submitted by
Rubén Flores-Marzán, Director &
Judith P. B. Mosso, MPA
Assistant to the Director*