



# TOWN OF WARE

## Planning & Community Development

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### Planning Board

Meeting Minutes from

**Wednesday, November 26, 2018**

Board of Selectmen's Conference Room

**Planning Board members present:**                      *Rick Starodoj (Chairman), Chris DiMarzio, Joe Knight, F. Urban*

**Planning Board members absent:**                      *J. Kusnierz; E. Murphy, Alternate*

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

**Public:**    *(as taken from the sign in sheet and observation): Keith Kruckas, Phil Hamel, Joann Supczak, Pam Lukasik, Kathleen Cronin, Wendy Gewinner, Deborah Morrin, RonEllithorde, Karen Brodeur, Jennifer Muche, Megan Sinclair, Lori Sinclair, Garrett Keegan, Debra Keegan, Patricia Skutnik, John Skutnik, Larry Rusiecki, Stuart Beckley, John Saczawa, Aaron Sawabi, Lew Iadarola, Judy Saczawa, Rich Maynard, Melissa Martin, David Wojcik, Michael Biskup*

*Chairman R. Starodoj called the meeting to order at 7:00 p.m. Attendees said the Pledge of Allegiance. This special meeting of the Planning Board was held at the request of the applicant/owner Ecos Energy/Allco to reconsider the vote taken on October 17, 2018.*

- 1. Ecos Energy, solar on subdivision (SP-2018-04 & SPR-2018-06) – The Chairman asked if the vote for the Ecos application will be reconsidered. J. Knight stated that he would not make that motion. Chairman stated that any other member could make a motion. C. DiMarzio stated that even if someone else made a motion to reconsider, the special permit decision needs a 4/1/0 or 5/0/0 vote to approve; Town Counsel David Wojcik agreed.*

*DiMarzio asked if the vote was reconsidered, could they ask for more information; Town Counsel stated that reconsidering the vote is NOT the same as reopening the public hearing (to receive additional information).*

*C. DiMarzio stated that his motion to approve on October 17 was to have a contingent vote as long as the information was presented, including peer review).*

*D. Wojcik stated that receiving additional information would require reopening the public hearing which requires notice to abutters and legal ad so that the public could entertain the information and submit their input.*

**Motion by C. DiMarzio to reconsider the vote. Seconded by R. Starodoj.**

*J. Knight asked if the C. DiMarzio was asking to reconsider; C. DiMarzio confirmed stating that the Board did not have a discussion about the merits of the project. J. Knight stated that he disagreed with the clear cut of the land and lack of information on stormwater but feels that it is unnecessary to discuss the matter again. J. Knight stated that poorly controlled stormwater could really impact a lot of people. C. DiMarzio stated that if Ecos cleared for residential, more would be cut.*

*J. Knight stated that he would be open to reviewing anything except his decision. The Board has approved other solar projects but this one bothers him because it could mess up a bunch of homes and destroy the land.*

**R. Starodoj moved to vote; roll call vote:**

Starodoj	AYE
Urban	AYE
DiMarzio	AYE
Knight	NO

**Motion passes to reconsider the vote**

**Motion by C. DiMarzio to reconsider the application with all of the findings and conditions set forth at the October 17 meeting. Seconded by F. Urban.**

**Further discussion:**

**C. DiMarzio:** *As approved, residential can occur right now, thus Ecos could remove all of the trees. The proposed project would protect most land by just allocating 56 acres for solar. The developer will also kill the approved 63-unit subdivision. Initially, the project was a non-starter*

but they worked on the design. We negotiated a better use of the land to prevent more deforestation; it's a better deal for the town compared to the residential subdivision.

F. Urban: I second Chris' comments.

J. Knight: I understand your points. My family farm went through something similar and 60 acres still flood because of deforestation. We've approved every other solar project, we've managed stormwater but I do not agree that they can manage it on this site.

R. Starodoj: I second C. DiMarzio's and F. Urban's decision; not having the impervious road and 58 fertilized lawns, 58 septic systems and wells, the proposal is reasonable and a better option than 58 homes.

DiMarzio: the proponent has the engineering and stormwater plan and will have a successful peer review. I defer to the people with the expertise.

With no further discussion, the motion went to vote:

Starodoj	AYE
Urban	AYE
DiMarzio	AYE
Knight	NO

The motion failed.

2. **Adjourn** – Motion by R. Starodoj to adjourn at 7:26 p.m. Seconded by C. DiMarzio.

**Documents reviewed:**

- none

**Documents received:**

- none

<b>Minutes Approved on:</b> _____	
Starodoj	_____
Kusnierz	_____
DiMarzio	_____
Urban	_____
Knight	_____

Respectfully submitted by  
Rubén Flores-Marzán, AICP  
Director of Planning & CD, and  
Judith P. B. Mosso, MPA  
Assistant to the Director