

WARREN PLANNING BOARD
MINUTES OF JULY 22, 2009

Present: Mr. Bill Ramsey; Chairman, Mr. Marc Richard; Vice-Chairman, Mrs. Susan Libby, Mr. Peter Krawczyk and Mr. David Messier

Attendees: Tony Marcotte, Board of Selectmen and Robert Lavash

Opened the Meeting at 6:00 PM

Motion to accept the Executive Session Minutes of July 15, 2009 as written made by Mr. Messier; second: Mr. Richard - unanimous.

MDP Development, LLC: Tony Marcotte spoke and presented plans on behalf of the new owners of the former Wrights Facility. Surveyors have finished the plans and have separated the property into 16 different pieces. Each piece having their own area of land. Some of the buildings have common areas along with shared parking with the exception of Building #13. That particular stand-alone building is located at the east end of the property, which will most likely be all residential and reserved land for parking. In addition, Mr. Marcotte also presented two different conceptual plans for a 50 ac. parcel east of Building #13. On the conceptual plans, one shows a 34-unit layout and the other is a 59-unit layout. Mr. Marcotte referred to the development as “boxes” and would all fall under a condo association.

One building has been leased and the former Highway Barn on Albany Street is in the process of being purchased. Mr. Marcotte is anticipating scheduling an auction sometime in September. In addition, Mr. Marcotte is working on filing the paperwork to request a Variance from the Zoning Board of Appeals for the entire complex. Current zoning allows for a maximum of 12 units. Other points of interest were:

- MDP Development initially will be the primary owner
- Condos in Building #13 are anticipated to be approximately 50,000 sq. ft/2 bdrm.
- Executive Office Building would be sold as a single unit.
- Existing tunnel that runs under Pulaski Street would remain as is.
- The lot on the corner of South St. and Crouch Road contains an abundance of wetlands and would consider turning the parcel over to the Conservation Commission if it could not be sold for a single-family dwelling.

Mr. Ramsey suggested that Mr. Marcotte attend a Board of Selectmen meeting in order to keep the lines of communication open. The Board thanked Mr. Marcotte for attending this evening.

The Board called for a 10-minute recess prior to the Public Hearing for WCAT TV12 to set up.

6:40PM - Opened the Public Hearing for the Purpose of Adopting Rules and Regulations for Site Plan Review. Site Plan Review was adopted at Town Meeting in June. The proposed Rules and Regulations allow applicants to see what will be required to file. Numerous public meetings have been held on this matter with no one in attendance to comment. Mr. Lavash is present, however his initial business was with another board. The Board reviewed all sections of the R & R. Mr. Messier suggested adding the Chief of Police as a component to section 6, with all in agreement. Fees collected will be deposited into a non-interest bearing account with any remaining monies returned to the applicant. For ease, a checklist will be provided. With no further discussion or comment, the following motion was made:

Motion to accept and adopt the Rules and Regulations as presented with the addition of Chief of Police in Section 6 made by Mr. Richard; second: Mr. Messier - unanimous.
Roll call vote: 5 yes.

Motion to close the Public Hearing made by Mr. Richard; second: Mrs. Libby - unanimous at 7:00 PM. The newly adopted Rules and Regulations will be filed with the Office of the Town Clerk.

Also, the Board opened the Request for Qualifications for engineering firms as was requested. Graves Engineering and Lenard Engineering presented packages in accordance with the RFQ that was sent out. Price envelopes, which were sealed separately, were given to Mr. Scanlan. After a review, both proposals appeared to be extremely professional and familiar with Site Plan Review. Mr. Scanlan will do an in-depth review to verify qualifications on all aspects of submission. All members agreed to interview both firms at the August 26th meeting. Mr. Scanlan will schedule the interviews. In the meantime, the members will review the proposals and note any questions they may have.

Looking to the future, and after a discussion with Mr. Scanlan, the Board has prioritized a list of action items for Mr. Scanlan to work on which are: update sub-division by-laws, cluster development by-law and consider re-zoning the Village District, which seemed to be a concern for residents at Town Meeting.

Motion to Adjourn made by Mr. Richard; second: Mrs. Libby - unanimous at 7:45 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____

