

WARREN PLANNING BOARD
MINUTES OF OCTOBER 14, 2009

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

Opened the Meeting at 6:00 PM

Motion to accept the Minutes of August 21, 2009 as written made by Mr. Krawczyk; second: Mrs. Libby - 3 Yes (Mr. Ramsey and Mr. Messier abstained due to absence)

Motion to accept the Notes of August 23, 2009 made by Mr. Richard; second: Mr. Krawczyk (Mr. Ramsey, Mrs. Libby and Mr. Messier abstained due to absence)

Motion to accept the Minutes of August 26, 2009 as written made by Mrs. Libby; second: Mr. Richard - 4 Yes (Mr. Ramsey abstained due to absence)

Motion to accept the Minutes of September 9, 2009 as written made by Mr. Richard; second: Mrs. Libby - 3 Yes (Mr. Krawczyk and Mr. Messier abstained due to absence).

Motion to accept the Minutes of September 23, 2009 as written made by Mr. Richard; second: Mr. Krawczyk - 3 Yes (Mr. Ramsey and Mrs. Libby abstained due to absence).

The Board reviewed ZBA Minutes from September 1st and September 15th along with a memo from Sue Como stating that she is no longer the FinCom Representative for Capitol Improvement. Mr. Sauer now holds the position.

The Board also reviewed a memo from the Board of Selectmen with information regarding the upcoming STM scheduled for 11/5/09 along with a reminder of careful planning for the FY 2011 budget. A CPTC Course Listing was reviewed and a brief discussion took place regarding the possibility of holding a workshop at the MOB.

Motion to sign payroll for Rebecca Acerra in the amount of \$176.80 made by Mrs. Libby; second: Mr. Messier - unanimous.

Lenard Engineering: The contract for Peer Review by Lenard Engineering was presented for signature by the Chairman, Mr. Ramsey. Town Counsel has approved the contract. After a review by the members, the following motion was made:

Motion to allow the Chairman to sign the contract with Lenard Engineering for Peer Review made by Mr. Richard; second: Mr. Messier - unanimous.

Copies will be sent to the Board of Selectmen and to Mr. Charpentier for their records.

Open Space Plan: Mr. Scanlan provided a letter for the Board to review and which Mr. Ramsey signed. The letter, which was addressed to the EOE, supported the supplement to the Open Space Plan.

Site Plan Review: Quaboag Regional M/H School filed for Site Plan Review. The school along with support from the Booster Club purchased a pre-fab building to serve as a concession stand on the lower field (track/football). In this case, the Board voted to waive the Site Plan Review citing no detriment to the area. The structure will be set on a bed of stone and will not have cooking facilities. Electricity may be provided in the future. With no further discussion, the following motion was made:

Motion to waive all requirements of the Site Plan Approval for Quaboag Regional M/H School pending no negative determination by the Conservation Commission made by Mr. Richard; second: Mr. Messier - unanimous.

Site Plan Review: John Fijol has filed for Site Plan Review and Special Permit. Mr. Fijol is requesting to construct a new 60' x 100' building on his newly created lot on Old West Warren Road. The property is adjacent to his former junkyard. The application is requesting to construct and operate an auto repair, towing, storage and inspection station. After a review, the Board unanimously agreed that in light of the scope of the project, an engineer's plan would be required. A letter will be sent to Mr. Fijol informing him of the Board's decision. The Public Hearing will be set for November 4, 2009 at 6:30 PM. Copies of the Site Plan requirements will be sent to Mr. Fijol, which specifies the required aspects needed.

Open Space Residential Design: Bill Scanlan displayed a power point presentation on Open Space Residential Design. The thought behind the concept allows controlled development while keeping portions of open space.

Open Space Residential Design (OSRD) is a four-step process and the adoption of a by-law would be required. Mr. Scanlan's power point presentation provided an idea of possible build out scenarios. This proposed by-law would be limited to the Rural Districts in town. The board agreed to review the information further and discuss the matter again at the next meeting on October 28, 2009.

The Board discussed modifying the Rules and Regulations for both Site Plan Review and Special Permits. The modification would allow for an easier flow of paperwork for the Town Clerk. Drafts will be provided and reviewed then a Public Hearing will be set on the matter.

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____

