

WARREN PLANNING BOARD  
MINUTES OF OCTOBER 28, 2009

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

Absent: Mrs. Susan Libby

Attendees: Jon Callahan

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Opened the Meeting at 6:00 PM

Rolling Hills Estates Realty Trust: Mr. Callahan addressed the Board informally this evening regarding his Site Plan Review/Special Permit Application. Mr. Callahan filed for an amendment to his Special Permit No. 196 (gravel permit) on Gilbert Road. The amendment is requesting to store road grindings on the property. In addition, Mr. Callahan has requested to temporarily alter the route of travel to Gilbert Road in order to haul 1,000 cubic yards of material. Mr. Callahan questioned if both SPR/SP would be required. After a discussion, the board agreed that the Special Permit amendment would go on file and the governing earth removal bylaw would oversee the requirements of Site Plan Review.

The 1,000 cu. yards would be approximately 220 trips. It was recommended by the Board that, Mr. Callahan provide information as to storage location, possible time frame and any variation of hours of operation. A narrative of plans would be required. A Public Hearing date has been set for 11/24/09 at 6:30 PM. Mr. Callahan was agreeable and is willing to provide the information as soon as possible.

Open Space Residential Design: Mr. Scanlan provided copies of OSRD bylaws from Spencer and Dudley. Dudley's requires a Special Permit, which is more in depth and a far lengthier process. Spencer has a by-right bylaw, which appears to cover all aspects and areas of concern while providing ease for the developer. The Board will continue to review the samples and will discuss this subject again in December.

Marguerite (Shirley) Ducharme: Ms. Ducharme provided an ANR for the Board to review and consider for approval. The plan is adding area to her property at 122 Ware Road in order to allow for a new septic and leach field. The addition of the area has actually made her lot less non-conforming. With no further discussion, the following motion was made:

Motion to sign the ANR for Marguerite Ducharme at 122 Ware Road by adding area to the back of her existing property made by Mr. Richard; second: Mr. Krawczyk - unanimous. Form A's and the signing fee of \$40.00 (ck#3741) were provided.

Note: Ms. Ducharme was unable to attend this evening and it was noted that the added area does not constitute a building lot.

The Board reviewed a memo from Town Counsel stating the trial date for 11 Quaboag Street to be January 27, 2010.

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Motion to sign payroll for Rebecca Acerra in the amount of \$231.20 made by Mr. Krawczyk; second: Mr. Richard - unanimous.

Motion to approve a request for postage in the amount of \$44.00 made by Mr. Richard; second: Mr. Krawczyk - unanimous.

The Board reviewed the expenditure report as of 10/27/09.

Next Meeting date has been scheduled for 11/4/09 at 6:00 PM.

Motion to Adjourn made by Mr. Richard; second: Mr. Krawczyk - unanimous at 7:30 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

Date Approved \_\_\_\_\_