

WARREN PLANNING BOARD
MINUTES OF DECEMBER 16, 2009

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

Attendees: James Mooney, Jon Callahan, Ron and Nancee Roy

Opened the Meeting at 6:00 PM

James Mooney presented and ANR plan for review. The Plan of land is located on Washington Street and is a swap with property owned by Richard Chaffee. The plan depicts two identical triangles of land with 19' of frontage and 276 sq. feet in area. After a review and no further discussion the following motion was made:
Motion to sign the ANR plan for James Mooney/Richard Chaffee for Washington Street as presented made by Mrs. Libby; second: Mr. Krawczyk - unanimous.

The Form A's with both owners signatures were provided. Mr. Mooney only had cash so it was agreed that the mylar would be kept in the office until such time a check payable to the Town of Warren be provided for the signing fee.

The Board reviewed a letter from the Office of the Attorney General regarding a possible violation of Open Meeting Law. The Board was concerned that the Board of Selectmen possibly violated such law when they intervened on James Fountain's behalf regarding the stocking of road grindings in August. The AG's Office felt that communication did take place between the BOS and Mr. Fountain. However, it went on the say that a violation did not occur because that BOS had no authority over the matter to begin with. The Planning Board is satisfied with the outcome and hopes to move forward.

Motion to accept the Minutes of November 4, 2009 as written made by Mr. Richard; second; Mr. Krawczyk - 4 Yes, 1 Abstention (Mrs. Libby - absent)

Motion to accept the Minutes of November 10, 2009 as written made by Mr. Richard; second: Mr. Messier - 4 Yes, 1 Abstention (Mrs. Libby - absent)

Motion to sign the T & G Invoice for advertising in the amount of \$98.33 made by Mr. Richard; second: Mr. Messier - unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$272.00 made by Mr. Krawczyk; second: Mrs. Libby - unanimous.

Motion to sign the invoice for Wm. Scanlan for the weeks ending 11/30/09 and 12/11/09, both in the amount of \$1,300.00 made by Mr. Krawczyk; second: Mrs. Libby - unanimous.

The Board reviewed the expenditure report as of 12/2/09 and the budget for FY 2011.

6:30 PM - Continuation of the Public Hearing for SP#196 for Rolling Hills Estates Realty Trust. The Applicant is requesting an amendment to the existing Special Permit. Mr. Callahan began by recapping his letter to the Board dated November 19, 2009. The only change is his request for extended operating hours, which Mr. Callahan has removed from consideration altogether. Mr. Krawczyk has a concern that the road narrows from the pike to Mr. Shields house, which would limit two-way traffic. Mr. Callahan stated that he could space out the trucks and once again offered a detail officer during work times.

Mr. Roy expressed a concern that even though Mr. Callahan has removed the extended hours portion, he feels that it could happen anyway. Mr. Richard reassured Mr. Roy that the Planning Board has the authority to limit work including hours of operation. Mr. Messier also stated that this request is only temporary in order to complete the access road onto Smith Road. Also for clarification, Mr. Callahan stated that there would be no generator at night and any damage to Gilbert Road will be fixed to the Highway Superintendent's satisfaction. The Warren Conservation Commission submitted a memo stating that they do not have any issues with the scope of work. With no further information or questions from either the Applicant, Board members or public the following motion was made: Motion to close the Public Hearing for Rolling Hills Estates Realty Trust on the amendment to Special Permit No. 196 made by Mr. Richard; second; Mrs. Libby - unanimous at 7:10 PM. Once a decision is made, all parties will be notified accordingly.

Other business: The Board reviewed the letter from Jack Keough to Mr. Fountain regarding the Cease and Desist Order/ZBA Decision with regard to the violation on Brimfield Road. A memo will be sent to WCAT TV 12 requesting that our next meeting on 12/30/09 be taped. January meetings are tentatively scheduled for the 13th and 27th beginning at 6:00 PM.

Mr. Ramsey spoke with Bill Scanlan briefly regarding Wrights Mill Buildings. Tony Marcotte of MDP Development is interested in the town moving forward on a Mill Overlay District (MOD). This would allow for a mixed-use scenario. He has been denied a variance by the ZBA. A MOD would allow for residential uses greater than 12 units, which is currently the maximum. The discussion of an "incubator" was discussed. This provides small business bookkeeping, marketing and administrative services. All of these issues will be discussed at our next meeting.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____

