

WARREN PLANNING BOARD  
MINUTES OF MARCH 10, 2010

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

Attendees: Steven Carroll, David Sablack and James Fountain

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Opened the Meeting at 6:00 PM

Open Space Residential Design – Both the Board and Mr. Scanlan discussed holding off on the OSRD until the fall Special Town Meeting. This is a large document which would require a number of public informational meetings, which is not feasible prior to the annual meeting in May. Mr. Krawczyk requested to go on record that he is not in favor of zoning articles at the Fall Special Town Meeting.

The Board however is in full agreement to sponsor an article that would address renumbering the zoning by-laws. Currently there is a Section 8 and Section 9 in the General By-laws that needs to be incorporated into the Zoning By-laws. A memo will be sent to the Board of Selectmen stating their intent.

The Board also requested that Mr. Scanlan begin looking into possible zoning for alternative energy, specifically, wind turbines.

James Fountain – Mr. Fountain presented an ANR for Town Farm Road. Mr. Fountain presented a plan depicting the creation of Lot 6, which meets the current zoning requirements. After a review and with no further discussion, the following motion was made:

Motion to sign and approve the ANR for James Fountain for Lot 6, Town Farm Road as presented by Mr. Messier; second: Mr. Krawczyk – 4 Yes Votes, 1 Abstention – Mrs. Libby.

Forms A's and check no. 10698 in the amount of \$40.00 for the signing fee was presented.

Steven Carroll/David Sablack – Both Mr. Carroll and Mr. Sablack were requested by the Board to come in this evening to discuss their application for Site Plan Review/Special Permit No. 242

The Board is requesting clarification on the application that was filed. They have requested to operate a cabinet manufacturing/storage facility at their property located at 20 Hines Ave., which is located in the Village District. Both uses are allowed by the granting of a Special Permit by the Planning Board.

Mr. Carroll stated that after receiving several Cease and Desist Orders from the Zoning Officer, they have decided to file for the proper permits. He has already implemented changes in order to lessen the impact to neighbors. This property/business will not be open to the public, therefore eliminating the need for a sign. In addition, there will be no deliveries to this property. After a discussion and review, the Board agreed that Site Plan Review may be waived. A Public Hearing has been set for March 31, 2010 at 6:30 PM.

**Amendment to Special Permit No. 205 – James Fountain/Fountain & Sons Fuel Co., Inc.**

After a review and discussion, the Board considered several conditions if the Amendment were approved. Some of the conditions were:

- An Earthen Berm - 12" high x 24" wide
- Circumference of stock pile to be sloped toward settling pond
- Settling pond to be maintained bi-annually – spring/fall
- Stock pile to be contained on an impervious surface
- Hours of operation – removal of grindings to be done during normal work hours as stipulated in Section 8.6.4
- Notification prior to work
- Stock pile not to exceed zoning height requirements
- As Built Plan required of containment area
- Approval runs concurrent with SP#205.

A draft will be presented to the Board at their next meeting for continued discussion.

Motion to approve the invoice for William Scanlan for week ending March 5, 2010 in the amount of \$1,300.00 made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$129.20 made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

Motion to sign the Staples invoice in the amount of \$224.27 made by Mr. Krawczyk; second: Mrs. Libby – unanimous.

Mr. Scanlan stated that at the latest Casino Study Committee meeting the discussion of organizing a public information meeting is in the works. He'll contact CMRPC to see how they would be able to help.

Motion to Adjourn made by Mr. Richard; second: Mrs. Libby – unanimous at 8:15 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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

