

WARREN PLANNING BOARD
MINUTES OF MARCH 31, 2010

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

Absent: Mr. Marc Richard; Vice-Chairman

Attendees: Steve & Kelly Carroll, David & Darlene Sablack, Brian & Trisha Wilk, Joe & Diane Raczka, Sherman & Linda Messinger, Phil & Sue Hayward, Laurie McCarthy

Opened the Meeting at 6:00 PM

Motion to accept the Minutes of February 24, 2010 as written made by Mr. Krawczyk; second: Mrs. Libby – unanimous.

Motion to accept the Minutes of March 10, 2010 as written made by Mrs. Libby; second: Mr. Messier – unanimous.

Motion to accept the Minutes of March 24, 2010 as written made by Mr. Krawczyk; second: Mr. Messier – unanimous.

Subdivision Regulations – Mr. Krawczyk requested that a list of forms be included in the Table of Contents. Also, Mr. Scanlan will check with the Town Treasurer to check on the particulars of the bond requirements.

The Board reviewed a memo from the Board of Selectmen regarding the gift that was received from MDP Development (Wrights Mill Facility) in order for Mr. Scanlan to begin working on a grant.

The Board also reviewed the expenditure report as of 3/31/10.

Motion was made by Mr. Krawczyk to approve payroll for Rebecca Acerra in the amount of \$153.00 and was seconded by Mr. Messier – unanimous.

William Scanlan – Mr. Scanlan discussed setting up a work meeting for OSRD, renewable energy and the possibility of looking into creating a downtown Village area. With regard to the Casino Task Force Committee, efforts have begun with CMRPC putting together a panel of guest speakers from Connecticut to address specific issues regarding the impact of a casino. A tentative date of 5/16/10 is set and is anticipated to be held at QRMHS.

6:30 PM – Opened the Public Hearing for Steven Carroll/David Sablack on the Special Permit Application No. 242 for 20 Hines Ave. The Applicants are requesting a Special Permit under Section 3.25.1 (storage) and Section 3.25.2 (manufacturing facility).

Mr. Carroll addressed the Board this evening to discuss his plan. Previously, he and co-owner, David Sablack has been issued several Ceases and Desist Orders from the Zoning Enforcement Officer. The Order stated that the property/use was in violation of the zoning by-laws. Mr. Carroll and Mr. Sablack acknowledge that fact and are here this evening to correct the situation. Since the last Cease and Desist Order, Mr. Carroll has made significant changes to lessen the impact such as having his workers meet downtown and by having the workers pick up their paychecks at his home. He is looking for a way to coexist in the neighborhood.

Mr. Carroll stated that he is a cabinet and countertop maker and is requesting a Special Permit that would allow his work to continue. The majority of his equipment has been moved to his residence in West Brookfield. This site would be an alternative site and not active at all times.

Most of the material that would be stored on site is materials that are overruns such as ceiling tiles and ceramic tiles. There are some small quantities of gas. A considerable amount of paint may be stored on the property. Mr. Sablack stated that the building is shared and his side is for personal storage only.

Mr. Ramsey acknowledged Ms. Laurie McCarthy who is an abutter and resides at 189 Comins Pond Road. Ms. McCarthy is very concerned over the property and the affect on her property. There seems to be a rather large issue with privacy. She has contacted Dave Slowak at DEP and she stated that he is very concerned over the proposed project being near a water source. Ms. McCarthy also questioned the legality of a port – a –potty on site versus having the building tied to town sewerage. Ms. McCarthy also provided a copy of a field card from the Assessor's Office which lists the property as an out building.

Phil Hayward who resides at 183 Comins Pond Road stated that prior to Mr. Carroll and Mr. Sablack purchasing the property, it was a two story dilapidated building which was cluttered with items. He feels that the Board should consider granting the permit.

Joe & Diane Raczka – 151 Comins Pond Road. Mrs. Raczka read from a prepared statement highlighting several points, among those were:

- Thickly settled area
- No septic/water
- No parking to accommodate workers for a business
- Concerns over the decline of property values
- Several Ceases & Desists Orders already issued

Mrs. Raczka stated that their causes for concerns are based on past performance of both Mr. Carroll and Mr. Sablack.

Mr. Messinger – 51 Hines Ave. Mr. Messinger stated that the property has been cleaned up since Mr. Carroll and Mr. Sablack purchased the property. He has not noticed any excessive noise and doesn't have a problem with the request.

Brian Wilk – Owner of 203 Comins Pond Road requested that Mr. Ramsey verify whether or not the "use" is allowed by zoning in the Village District, which it is.

Linda Wrobel Messinger – Mrs. Messinger urged the Board to allow the permit in order to keep small business in town.

Ms. McCarthy – stated that she doubts that there is sufficient room for parking or for the business to grow with so little room and feels that the privacy issue has been downplayed. She also raised concerns over two trailer beds that have been placed on the property for storage.

Mr. Carroll stated that he installed a fence to hide his building and to provide privacy.

A letter from the Warren Water District was received by the Board stating no issues have been made part of the record. Also a letter from the Building Inspector/Zoning Enforcement Officer was received. Mr. Keough stated that a single permit has been issued in 2003 (03-115) in order to fix the roof. Since then, two decks have been added along with windows and doors. Also a coal stove has been installed, all without the proper permits. With regard to the coal stove, under the building code, a solid fuel appliance cannot be installed where there are any hazardous materials, so it would be unlikely that this stove would be approved.

Mr. Carroll also stated that they were considering some type of septic that would accommodate toilets and hand washing only.

With no further new information, the following motion was made: Motion to continue the Public Hearing for SP#242 to April 14, 2010 at 6:30 PM made by Mrs. Libby; second: Mr. Krawczyk – unanimous at 7:43 PM.

Next Meeting scheduled for 4/14/10 at 6:00 PM.

Motion to Adjourn made by Mr. Messier; second: Mrs. Libby – unanimous at 7:50 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____

