

WARREN PLANNING BOARD  
MINUTES OF JUNE 23, 2010

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

Attendees: Sa Nguyen, David Reardon, Steve Reardon, Angelique Carlson & Ben Carlson

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Opened the Meeting at 6:00 PM

Sa Nguyen – Mr. Nguyen presented an ANR plan for 1059/1061 Main Street. Currently the lot is home to two individual single-family dwellings. In order to lessen the non-conformity, Mr. Nguyen is splitting the property in order for each dwelling to be on its own lot. After a review and with no further discussion, the following motion was made:

Motion to sign the ANR plan for 1059/1061 Main Street creating Lot 1 & 2 for Sa Nguyen made by Mrs. Libby; second: Mr. Richard – unanimous. Form A's and check no. 247 in the amount of \$40.00 were submitted this evening.

Motion to sign the T & G invoice for advertising in the amount of \$135.88 made by Mrs. Libby; second: Mr. Richard – unanimous.

Motion to sign a request for postage in the amount of \$118.00 made by Mr. Richard; second: Mr. Messier – unanimous.

Motion to reimburse David Sablack/Steven Carroll in the amount of \$200.00 (Site Plan Review Fee) which was waived made by Mr. Richard; second: Mr. Messier – unanimous.

Motion to sign/approve payroll for Rebecca Acerra in the amounts of \$142.80, \$163.20, \$105.40 and \$105.40 made by Mr. Richard; second: Mrs. Libby – unanimous.

Motion to sign and approve the invoice for Wm. Scanlan for 5/28/10 & 6/11/10 in the amount of \$1,300.00 made by Mrs. Libby; second: Mr. Messier – unanimous.

Motion to approve the CMRPC Annual Assessment for FY 2011 in the amount of \$1,450.63 (paid from Selectmen's expense account) made by Mr. Messier; second: Mrs. Libby – unanimous.

Other Business: The Board reviewed a recap of services by Town Counsel. In addition, the Board was advised that Mr. Fijol was in full compliance regarding his bond issue with his Rte 19 Gravel Pit. Rolling Hills Estates Realty Trust is also in compliance with the Conservation Commission.

Motion to approve the Minutes of April 29, 2010 as written made by Mr. Richard; second: Mr. Messier – 4 Yes (Mr. Krawczyk abstained due to absence)

Motion to approve the Minutes of May 26, 2010 as written made by Mrs. Libby; second: Mr. Messier – unanimous.

6:30 PM – Opened the Public Hearing on Special Permit Application No. 243 for David Reardon under Section 1.5 of the zoning by-laws to construct a deck on a pre-existing, non-conforming lot/structure located at 1493 Brimfield Road. Mr. Reardon presented an application with a plan showing a proposed 12' x 24' deck which will be located off of the rear of the house. The lot is non-conforming in that the lot has insufficient area. The Board received a letter from David Ayers, a direct abutter, who provided a letter of support for Mr. Reardon. In addition, the WCC, Board of Health and Building Inspector had no objections to the application. After a review and discussion, the following motion was made: Motion to close the Public Hearing on the Special Permit Application No. 243 for David Reardon made by Mrs. Libby; second: Mr. Messier – unanimous at 6:40 PM.

In light of being a very clear cut application, the following motion was made: Motion to grant Special Permit No. 243 to David Reardon to allow the construction of a 12' x 24' deck off the rear of the structure as presented made by Mrs. Libby; second: Mr. Messier – unanimous. Mr. Ramsey requested a Roll Call Vote: 5 Yes Votes.

Mr. Reardon was informed that the Board will draft its final decision and advised him as to statutory appeal period. Confirmation of this will be sent in writing.

6:45 PM – Opened the Public Hearing on Special Permit Application No. 244 for Angelique Carlson under Section 1.5 of the zoning by-laws to construct an “L” shaped porch on a pre-existing, non-conforming lot/structure located at 49 Carl Street. Mr. & Mrs. Carlson presented an application with a plan showing a proposed 8' x 12' x 12' x 20' “L” shaped porch off the side and rear of the house. The lot is non-conforming in that the lot has insufficient area and frontage. No abutters were in attendance this evening. The Board received correspondence from the WCC, Board of Health and Building Inspector stating no objects with the application. The location of the porch does not encroach into any setbacks. After a review and discussion, the following motion was made: Motion to close the Public Hearing on the Special Permit Application No. 244 for Angelique Carlson made by Mr. Richard; second: Mr. Messier – unanimous at 6:55 PM.

As in the previous Hearing, in light of being a very clear cut application, the following motion was made: Motion to grant Special Permit No. 244 to Angelique Carlson to allow the construction of an “L” shaped porch (8'x12' x 12' x 20) off the rear and side of the structure as presented made by Mrs. Libby; second: Mr. Richard – unanimous. Mr. Ramsey again requested a Roll Call Vote: 5 Yes Votes.

As with Mr. Reardon, Mr. & Mrs. Carlson were advised that a decision would be written and they would be notified accordingly.

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The Board reviewed a memo from the Board of Selectmen reminding all departments that the spending freeze is still in place for non essential items. A review of the CMMPO Tip Meeting 2011-2014 Project Listing was completed.

After a discussion, all were in agreement to schedule a meeting for 6/28/10 in order to finalize the Special Permits (#243 & #244) in order not to hold the applicants up. The Board will review draft decisions at that time.

Gravel Pit Inspections: Annual inspections will take place on July 7, 2010. All property owners will be notified in writing.

Motion to Adjourn made by Mrs. Libby; second: Mr. Krawczyk – unanimous at 7:15 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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