

WARREN PLANNING BOARD
MINUTES OF JUNE 28, 2010

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

Opened the Meeting at 6:00 PM

The Board met this evening in an effort to accommodate two Special Permit Applicants. Both projects are minor, however were still in need of a Special Permit.

Special Permit Application No. 243 – David Reardon. The Applicant has requested a Special Permit to construct a deck onto a structure that lies on a pre-existing, non-conforming lot located at 1493 Brimfield Road. Regarding compliance with the Special Permit conditions listed in Section 5, the Board unanimously found the following:

Section 5.1.1 – That the premises in question are appropriately located and suitable for the proposed use:

- The premises are located in the Rural District and the immediate area is comprised of residential dwellings.

Section 5.1.2 – The use is in character with the district

- The use is allowed in the Rural District

Section 5.1.3 – The use will not pose a nuisance or serious hazard to vehicles or pedestrians.

- This provision does not apply to this application

Section 5.1.4 – Adequate and appropriate facilities will be provided for the proposed use

- This provision does not apply to this application

Section 5.1.5 – The proposed use is in harmony with the general purpose and intent of the By-laws.

- The district is composed of dwellings, and is not different in character from other uses in the zoning district.

In addition, the proposed deck is located in the rear of the property and does not encroach into any setback.

With no further discussion the following motion was made: Motion to grant and approve the Special Permit Decision No. 243 for David Reardon as written made by Mrs. Libby; second: Mr. Richard – unanimous.

Special Permit Application No. 244 – Angelique Carlson. The Applicant has requested a Special Permit to construct an “L” shaped porch onto a structure that lies on a pre-existing, non-conforming lot located at 49 Carl Street. Regarding compliance with the Special Permit conditions listed in Section 5, the Board unanimously found the following:

Section 5.1.1 – That the premises in question are appropriately located and suitable for the proposed use:

- The premises are located in the Residential District and the immediate area is comprised of residential dwellings.

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Section 5.1.2 – The use is in character with the district

- The use is allowed in the Residential District

Section 5.1.3 – The use will not pose a nuisance or serious hazard to vehicles or pedestrians.

- This provision does not apply to this application

Section 5.1.4 – Adequate and appropriate facilities will be provided for the proposed use

- This provision does not apply to this application

Section 5.1.5 – The proposed use is in harmony with the general purpose and intent of the By-laws.

- The district is composed of dwellings, and is not different in character from other uses in the zoning district.

In addition, the proposed porch is located in the side and rear of the property and does not encroach into any setback.

With no further discussion the following motion was made: Motion to grant and approve the Special Permit Decision No. 244 for Angelique Carlson as written made by Mr. Messier; second: Mr. Krawczyk – unanimous.

The Decisions will be filed with the Town Clerk and both Applicants will be notified accordingly.

Motion to sign and approve payroll for Rebecca Acerra in the amount of \$102.00 made by Mr. Krawczyk; second: Mr. Messier – unanimous.

Motion to sign and approve the invoice for Wm. Scanlan for W/E 6/25/10 in the amount of \$1,300.00 made by Mr. Krawczyk; second: Mr. Messier – unanimous.

Motion to Adjourn made by Mrs. Libby; second: Mr. Messier – unanimous at 6:30 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____