

WARREN PLANNING BOARD
MINUTES OF OCTOBER 6, 2010

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

Absent: Mrs. Susan Libby

Attendees: James Fountain

Opened the Meeting at 6:00 PM

A brief discussion took place regarding the upcoming November 2nd ballot question regarding a question to repeal Chapter 40B regulations. Mr. Scanlan addressed both the pros and cons of the question. The purpose of the law was to make sure all communities provide affordable housing.

James Fountain – Mr. Fountain presented an ANR plan for Town Farm Road. The plan depicted Lot 11, which met both the frontage and area requirements. Mr. Richard questioned what, if any, plan Mr. Fountain had to address the drainage issue. Mr. Fountain stated that it was of no concern to this board. Mr. Richard felt that the Board has a responsibility to protect the town on actions by any contractor. Mr. Krawczyk made a motion to sign the plan while Mr. Ramsey seconded the motion. Mr. Richard voted nay to sign. (Both Mr. Messier and Mrs. Libby are abutters and have elected to abstain. Mrs. Libby, although absent this evening was aware of the agenda and stated she would abstain) The plan required a minimum of three out of five to approve.

Mr. Fountain requested that the secretary contact Town Counsel; however the town's policy prohibits providing counsel to individuals. Mr. Fountain stated he would contact his own attorney.

Bill Scanlan – Open Space Residential Design (OSRD) – Mr. Scanlan provided the board with a draft of the OSRD By-law. After a review and discussion, one area of importance was that all members present were not in favor of multi-family in the Rural District. Mr. Krawczyk suggested that Mr. Scanlan meet with the Conservation Commission for their input. This as with any by-law would need Town Meeting approval. A series of informational meetings will be scheduled for public input.

Mr. Scanlan also provided sample by-laws for Renewable Energy (Solar & Wind Turbine) for review. The Board also touched briefly on redistricting the Village District.

Motion to ratify payroll for Rebecca Acerra in the amounts of \$146.20 and \$115.60 made by Mr. Krawczyk; second: Mr. Messier – unanimous.

Motion to sign the invoice for Wm. Scanlan for w/e 9/24/10 in the amount of \$1,300.00 made by Mr. Richard; second: Mr. Krawczyk – unanimous.

The Board reviewed the expenditure report as of 9/28/10 and agreed to forward a memo to the Board of Selectmen with their approval to have Mr. Scanlan serve as the contact person with regard to the Broadband Initiative.

The Board reviewed and adopted guidelines for being placed on the agenda. A copy will be filed with the Town Clerk. (A motion was made by Mr. Krawczyk and seconded by Mr. Richard – all members in favor.)

Bill Schlosstein – Mr. Schlosstein invited the Board members to a Capital Planning Meeting scheduled for Thursday, October 14, 2010 at 6 PM to discuss the sewer project from Santos Road to WCES. In June of 2009, \$175,000.00 was appropriated at the Annual Town Meeting. Additional funds will be required and the town will be asking voters at the Special Town Meeting in November. Mr. Schlosstein feels that the time is right, however, Mr. Krawczyk feels that it is not proper to address such an item at a Special Town Meeting.

In discussing the outstanding gravel pit violations, Mr. Fountain has passed the time frame to correct his violation on Walkeen-Koziol (SP#149). The rear face is far too steep and has been requested to be knocked down. This has yet to be done. Mr. Messier feels that if the property owners that are in violation are being requested to address the Board directly, then the same should be requested of Mr. Fountain. All were in favor. A letter will be sent to Mr. Fountain requesting his attendance at the next meeting on October 13, 2010 at 7:00 PM.

If no attempts are made by any property owner to correct the violation(s) the matter will be forwarded to Mr. Keough for enforcement.

Motion to Adjourn made by Mr. Richard: second: Mr. Krawczyk – unanimous at 8:20 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____