

WARREN PLANNING BOARD  
MINUTES OF OCTOBER 27, 2010

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

Absent: Mr. Bill Ramsey

Attendees: James Fountain

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Opened the Meeting at 6:00 PM

Jim Fountain – Mr. Fountain was in attendance this evening to see if the Board has reconsidered taking action on signing the ANR plan for Town Farm Road. Both Mrs. Libby and Mr. Messier are abutters and the remaining members would need to sign. Mr. Ramsey is absent this evening, however doesn't have a problem with signing the plan. Mr. Krawczyk, who is present this evening stated for the record that the plan should have been signed when first presented and is willing to sign this evening. Mr. Richard is still unwilling to sign this particular plan. Mrs. Libby did contact the State Ethics Commission and would be able to sign using the Rule of Necessity. However, in accordance with MGL, c41, §81P "Approval of plans not subject to control law", states, that if the board fails to act upon a plan submitted under this section or fails to notify the Town Clerk and the person submitting the plan of its action within twenty-one days after its submission, it shall be deemed to have determined that approval under the subdivision control law is not required, and it shall forthwith make such endorsement on said plan, and on its failure to do so forthwith the Town Clerk shall issue a certificate to the same effect.

For the record, Mrs. Libby and Mr. Messier did not object to the plan and were willing to sign. Mr. Fountain decided that since the twenty-one days has lapsed, he wouldn't need the signatures and left with his plan. The certificate from the Town Clerk will be filed as an attachment to the plan at the Registry of Deeds.

Bill Scanlan – Mr. Scanlan presented a new draft of the Open Space Residential Design (OSRD) and has incorporated the changes that were discussed. Copies will be sent to the other boards and committees for comment.

In addition to the proposed OSRD by-law, a solar energy by-law was reviewed along with a draft proposal of the downtown Village Zoning District. There are approximately 500 parcels in the Village District. One option is to create a commercial district or town center district. If so, the need to alter the allowed uses may be needed. The possibility of creating a Rt. 67 Corridor was also discussed. Informational meetings will be set for after the first of the year for resident input.

Motion to sign the invoice for Wm. Scanlan for w/e October 25, 2010 in the amount of \$1,300.00 made by Mr. Messier; second: Mrs. Libby – unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$115.60 made by Mr. Messier; second: Mrs. Libby – unanimous.

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Motion to sign payroll for Rebecca Acerra in the amount of \$122.40 made by Mrs. Libby;  
second: Mr. Messier – unanimous.

Motion to Adjourn made by Mr. Krawczyk; second: Mr. Messier – unanimous at 7:45 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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