

WARREN PLANNING BOARD  
MINUTES OF JULY 13, 2011

Present: Mr. Peter Krawczyk, Mr. David Messier, Mrs. Melissa Sepanek and Mr. Bill Scanlan

Absent: Mr. Bill Ramsey and Mrs. Susan Libby

Attendees: Mr. Tony Marcotte

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Opened the Meeting at 6:00 PM

In the absence of both the Chair and Vice-Chair, Mr. Krawczyk opened the meeting.

Motion to accept the Minutes of May 25, 2011 as written made by Mrs. Sepanek; second: Mr. Messier – unanimous.

Motion to ratify and sign payroll for Wm. Scanlan for the period of January 2011 through June 2011 made by Mr. Messier; second: Mrs. Sepanek – unanimous.

Motion to ratify and sign vacation pay (FY '11) for Rebecca Acerra in the amount of \$176.80 made by Mr. Messier; second: Mrs. Sepanek – unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$110.96 made by Mr. Messier; second: Mrs. Sepanek – unanimous.

Motion to sign a request for postage in the amount of \$69.00 made by Mr. Messier; second: Mrs. Sepanek – unanimous.

Tony Marcotte – Mr. Marcotte met with the Board the evening to continue his discussion regarding the possibility of developing the former Wright's Mill Complex. A conceptual plan was presented. Mixed use which would include housing would be economy driven. There was some discussion regarding the cost difference between renovations versus new. Mr. Scanlan stated that with a renovation, certain tax credits on a historical building would be attainable as long as certain requirements were met. To that end, Mr. Scanlan reviewed a handout highlighting the pros and cons of a 40R development compared to having an overlay district in that area. A Mill overlay district within zoning would allow the Planning Board to provide controls to protect the town's interest. Public outreach and input would be vital. An informational meeting has been tentatively set for October 12, 2011 at 6:00 PM and will be held at the mill. This would provide residents to visit the site and perhaps have a better understanding of what the developer is requesting. The Board did request that Mr. Marcotte provide a tax comparison from other town's he has done this type of development.

Solar Energy By-law – Mr. Scanlan along with Gus Abalo from Eosol met with the Board of Selectmen on July 19<sup>th</sup>. Current zoning does not allow solar energy farms. Mr. Abalo has proposed a 30 acre farm on Little Rest Road. The Board has in the past discussed supporting

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alternative energy by-laws and is willing to move forward with an article for the Special Town Meeting. Tax credits are available to developers that begin projects prior to the close of 2011. An updated draft of the by-law was reviewed. Solar glare from this size of a project is of concern to the Board. Mr. Scanlan will research the issue and provide a glare analysis.

Motion to re-appoint Mr. Krawczyk as the delegate to CMRPC for fiscal year 2012 made by Mr. Messier; second: Mrs. Sepanek.

Next meeting is scheduled for August 10<sup>th</sup> at 6:00 PM.

Motion to Adjourn made by Mr. Messier; second: Mrs. Sepanek – unanimous at 8:15 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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