

WARREN PLANNING BOARD  
MINUTES OF OCTOBER 12, 2011

Present: Mr. Bill Ramsey; Chairman, Mrs. Susan Libby; Vice-Chairman, Mr. David Messier, Mrs. Melissa Sepanek and Mr. Bill Scanlan

Absent: Mr. Peter Krawczyk

Attendees: Mrs. Peg Gorman, Mr. Steven Berry, Mrs. Mary-Jane Gaumond, Mr. James Fountain and Mr. Thomas Furgal

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Opened the Meeting at 6:00 PM

**Comments and Concerns:** MDP Development cancelled the walk-through that was tentatively scheduled for this evening. Tony Marcotte stated that the owners were concerned over liability issues. Mr. Marcotte is however attending the Casino Study Committee meeting scheduled for October 27, 2011. Lawmakers in Boston are ready to sign a bill and the town would like to ensure that the facility and its potential use(s) are in line with the town's needs.

**Staff:** With the full board in place, and the office back to normal hours with Mrs. Acerra's return, all were in agreement to begin scheduling work meetings with Mr. Scanlan.

**Mary Jane Gaumond:** Mrs. Gaumond presented an ANR plan for 84 High Street. The plan depicts the creation of two conforming lots from three non-conforming lots. After a review of the plan, the following motion was made: Motion to sign the ANR plan as presented by Mary Jane Gaumond made by Mrs. Sepanek; second: Mr. Messier – unanimous. Form A's and the signing fee were presented this evening (Ck# 9823).

**James Fountain/Fountain & Sons Fuel Co., Inc.:** Mr. Fountain has applied for a Special Permit under Section 3.23.15 (Contracting business and equipment) and the construction of a 60' x 80' garage. The Board informally discussed the application and reviewed the application (site plan review) for completeness. Mr. Scanlan did mention that the plan that was submitted was designed by a Sanitarian and not an Engineer as required. The following items were also discussed with findings:

1. **Name of project, property boundaries, etc...** all items were satisfied.
2. **Location of all existing and proposed buildings** ... all items were satisfied.
3. **Zoning district of the site and required zoning setback lines...** most were satisfied.
4. **Location of all existing and proposed roads, driveways, parking and loading areas...** most items ok, however no parking spaces were shown.
5. **Location, height, size and design of all proposed signage and lighting...** some provided although not complete.
6. **Proposed landscaping, including the size and type of plant material...** Registered Landscape Architect will not be required.
7. **Location of existing and proposed utility systems, including water supply, sewage or septic system, storm drainage system...** water and septic shown on plan, however there is no storm water drainage system on the plan. The property is within the recharge area.

8. **Existing and proposed topography at two (2) foot contour intervals...** plan show 10' intervals.
9. **Location where earth removal or filling is proposed and volume of material to be removed...** all items were satisfied.
10. **Elevations for all exterior facades of the proposed structure including the type and color of materials to be used...** all items were satisfied.

Mr. Scanlan also suggested that perhaps a Peer Review would be in order due to the sensitive location. After a discussion, the biggest issue is that the plan has not been designed by an Engineer. Due to the location, all members were in agreement that Mr. Fountain should submit an Engineer's plan. Mr. Scanlan also pointed out that the project falls within the interim wellhead protection area and DEP may have comment.

A work meeting has been set for October 19, 2011 to discuss the matter further.

**Major Development Bylaw:** Mr. Scanlan provided a revised draft. A minor change that was discussed at the last meeting was to go with option 2 (Special Permit). The final draft will be provided at a work meeting.

Motion to sign payroll for Rebecca Acerra in the amount of \$128.30 made by Mr. Messier;  
second: Mrs. Libby – unanimous.

Motion to sign the invoice for Wm. Scanlan in the amount of \$1,950 made by Mr. Messier;  
second: Mrs. Sepanek – unanimous.

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

Respectfully submitted,

Rebecca Acerra  
Secretary

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