

WARREN PLANNING BOARD
MINUTES OF NOVEMBER 9, 2011

Present: Mr. Bill Ramsey; Chairman, Mr. Peter Krawczyk, Mr. David Messier and Mrs. Melissa Sepanek

Absent: Mrs. Susan Libby

Attendees: Robert Souza, Robert Downing and John Fijol

Opened the meeting at 6:00 PM

Comments and Concerns: Mr. Krawczyk requested that a copy of our Solar By-law be sent to Mr. Tim Morrell on the W. Brookfield Planning Board.

Special Permit Application No. 249 – Roseanne Cronin on 214 O’Neil Road has submitted an application for Site Plan Review and a Special Permit. Ms. Cronin is requesting to operate a contracting business in the Rural District. The Board reviewed the submitted documents and feel it will be necessary to speak with Ms. Cronin prior to acting on the waivers requested. Ms. Cronin will be asked to address the Board at our next meeting scheduled for November 30, 2011 at 7:00 PM.

West Warren Mill Complex: A reminder that a tour of the Wright’s facility will take place on Saturday, November 19, 2011 at 10:00 AM.

Motion to sign the T & G invoice in the amount of \$174.80 for advertising made by Mrs. Sepanek; second: Mr. Krawczyk –unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$173.39 and \$142.17 made by Mr. Krawczyk; second: Mrs. Sepanek –unanimous.

Motion to sign the invoice for Wm. Scanlan in the amount of \$1,300.00 made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

Major Development By-law. The latest draft of the Major Development By-law has been provided by Mr. Scanlan. The Board will review and forward and comments and/or questions they may have. This issue will be taken up again after the first of the year.

In accordance with the provision of M.G.L., c.40A, §5, the Planning Board held the following Public Hearing to consider the deletion of Section 9 of Article XIV titled Class III Motor Vehicle Limitation in the town’s by-laws.

6:30 PM – Opened the Public Hearing on the Proposed Zoning Amendment.

In conjunction with the Board of Selectmen, the Planning Board has proposed this amendment in order to clarify the issue with the Class III Motor Vehicle Limitation. Robert Downing, on behalf of the Board of Selectmen stated that this change is essential to maintain present business

in town. Recent changes in both state and federal regulations require that businesses that tow are required to have a Class III license. The current by-law states that a maximum of four (4) are allowed within the town boundaries. By deleting this section altogether, it would allow the Board of Selectmen to issue the number of licenses necessary while the number of actual Junkyards or Automobile Graveyards would be regulated under zoning.

If approved, existing businesses that currently operate a junkyard or automobile graveyard would not be affected. All members voted to support the amendment at Town Meeting. Roll Call Vote: 4 Yes Votes.

Eosol Americas: Bob Souza spoke with Mr. Abalo and he stated that the company is working on formulating a figure for the town. They are also in the process of surveying the land; however it is taking longer than originally thought. The plan is to continue on with the anticipation of filing for the proper permits before the end of the year.

The next meeting is scheduled for Wednesday, November 30, 2011 at 6:00 PM.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk –unanimous at 6:45 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved_____