

WARREN PLANNING BOARD
MINUTES OF FEBRUARY 23, 2011

Present: Mr. Bill Ramsey; Chairman, Mrs. Susan Libby, and Mr. Peter Krawczyk

Attendees: Bill Scanlan, Town Planner

Mr. Ramsey opened the Meeting at 6:00 PM.

The Board discussed the taking of minutes and posting of meetings during Mrs. Acerra's absence. Mr. Scanlan agreed to prepare the minutes as long as necessary.

The Board continued its discussion of draft zoning articles.

Rear Lot Amendment: The Board discussed the proposed 4 ac. minimum lot size and agreed that it was appropriate in light of the benefit to the lot owner to be able to build on a lot with insufficient frontage. On a motion by Mr. Krawczyk seconded by Mrs. Libby, the Board vote 3-0 to include the proposal for action at the Annual Town Meeting.

Flood Plain Amendment: Mr. Scanlan discussed the purpose of the amendment, which is to make simple technical corrections to the existing bylaw based upon a state model bylaw. Adoption is necessary for the Town to remain a member of the National Flood Plain Insurance Program. On a motion by Mr. Krawczyk seconded by Mrs. Libby, the Board vote 3-0 to include the proposal for action at the Annual Town Meeting.

Open Space Residential Development (OSRD): The Board had thoroughly reviewed several previous drafts and there were no new comments. On a motion by Mr. Krawczyk seconded by Mrs. Libby, the Board vote 3-0 to include the proposal for action at the Annual Town Meeting.

Solar Energy Amendment: The Board had reviewed several previous drafts and suggested a few minor changes to the current document. On a motion by Mr. Krawczyk seconded by Mrs. Libby, the Board vote 3-0 to accept the bylaw with the new changes, but to hold off on submitting the article for the Annual Town Meeting.

Town Center Amendment: The Board made several suggestions to improve the draft. The amendment is still in a preliminary stage, and the Board agreed to continue discussing the matter.

Mr. Scanlan informed the Board of a meeting he had earlier in the day concerning CMRPC's regional Pre-Disaster Mitigation Plan. Representatives from CMRPC, the Warren Highway Surveyor, and Emergency Management Director attended. Town staff identified a number of priorities that added significantly to the information on Warren in the Plan. The Plan will make Warren eligible for state and federal hazard mitigation grants.

The Board decided to hold an informational meeting on the proposed zoning articles on March 23. The members discussed the manner of voting on at Town Meeting. The Board agreed that it would be beneficial to stagger articles to appear at different times in the Meeting. Voters would be more likely to remain in attendance for the entire Meeting instead of leaving after the voting occurred on their articles of primary interest.

Motion to Adjourn by Mrs. Libby, seconded by Mr. Krawczyk, voted unanimously at 8:00 PM.

William Scanlan
Town Planner

Date Approved _____