

WARREN PLANNING BOARD
MINUTES OF MARCH 16, 2011

Present: Mr. William Ramsey; Chairman, Mr. Marc Richard, Mr. David Messier, and Mr. Peter Krawczyk

Absent: Mrs. Susan Libby

Attendees: Bill Scanlan, Town Planner

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

Mr. Messier and Mr. Krawczyk stated they would attend the Citizen Planner Training Collaborative conference in Worcester on Saturday, March 19.

No residents attended the meeting to express Comments and Concerns.

The Board postponed approving the minutes for Dec. 29, 2010. Upon a motion by Mr. Krawczyk, seconded by Mr. Richard, the Board unanimously approved the minutes of March 9, 2011.

Mr. Messier read and signed the Town's Sexual Harassment Policy.

The Board approved the letter to Mr. McMahon at 5 Winthrop Terrace seeking clarification of his request to waive various sections of the Board's site plan review regulations.

The Board reviewed the Plan submitted by Mr. Fijol that the Board had requested for the gravel pit at Lot 3, Brimfield Road. The plan depicts the elevation and slope of the excavated portion of the pit. The Board expressed concerns about the steepness of the side slope and total depth of the hole. There was further discussion whether or not the work conformed to Zoning Bylaw standards for earth removal, particularly with respect to the maximum slope of 2:1, excavating below the natural grade, total vertical elevation, and excavation below the level of the public road. The Board asked the Planner to research industry standards for such matters and to report back at the Board's next regular meeting.

Mr. Krawczyk left the meeting at 7:05.

The Board discussed the upcoming informational meeting on March 23. The Planner will make a presentation of three proposed zoning articles: technical corrections of the flood plain district, the proposed rear lot amendment, and the proposed Open Space Residential Development (OSRD) amendment. The Board approved the press release on the meeting to run in the Quaboag Current and Worcester Telegram. The Board felt that if the discussion lasted two hours, the Chair would seek to close the meeting and continue the discussion at the next session.

The Board's next regular meeting will take place on April 6. The Board will hold the public hearing for the application at 5 Winthrop Terrace to add a fourth apartment to a three-family structure and to continue its review of the Fijol gravel pit. The Board expressed interest in holding further informational meetings on the proposed zoning amendments on April 7 and 21.

Upon a Motion to Adjourn by Mr. Richard, seconded by Mr. Krawczyk, the Board voted unanimously to adjourn at 7:30 PM.

William Scanlan
Town Planner

Date Approved: March 23, 2011