

PLANNING BOARD
MINUTES OF APRIL 6, 2011

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

Attendees: Bill Scanlan, Clifford Fountain, William McMahon

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

Under comments and concerns, the Chairman noted he spoke with Gerry Fountain, who stated he is in the process of selling the “carriage shop” building (red brick building by the CSX overpass on Maple Street). The owner intends to restore and sell antique cars at the site.

The Board discussed the public hearing on the zoning articles. The hearing is scheduled for April 27th. Mr. Scanlan agreed to prepare the public hearing notice for the newspaper. Mr. Ramsey agreed to mail the notice to the Planning Boards of surrounding Towns, DHCD, and CMRPC.

On a motion by Mrs. Libby to approve the minutes of April 23rd, seconded by Mr. Krawczyk, the Board voted 4-0 in favor. Mr. Richard abstained.

In response to a potential purchaser of a lot on Devil’s Lane, the Board discussed the status of the road under zoning. Town Meeting discontinued Devil’s Lane, which makes the road a private way. In order for the road to provide legal frontage under zoning, the Planning Board must make a determination under section 1.4.15 that the way is adequate for travel and emergency services. Before granting a building permit, the Building Inspector must receive the Board’s opinion on the matter. The Board asked Mr. Scanlan to review the file of a previous request for a building permit on Devil’s Lane and to report back on the specifics of the case.

At 6:30 PM, the Chairman opened the public hearing on the application of William McMahon for a special permit for 5 Winthrop Terrace to alter a 3-family structure by adding a 4th dwelling unit. Mr. McMahon stated that the second floor will be divided into two units and the additional unit will be added on the third floor. He intends to reside on the premises. He is not expanding the footprint of the dwelling. The property is currently vacant and is undergoing under renovation.

The Chairman reviewed the notes written on the plan from the Building Inspector regarding the manner in which the dwelling is non-conforming:

- The lot requires 150’ of frontage and has 114’ on Winthrop Terrace and 34’ on Bacon Street.
- The Bylaw requires the frontage of 150’ to be maintained to a depth of 150’, and the lot does not satisfy this requirement.
- The front setback requirement is 50’ and the structure is set back 30’. And
- The side and rear setback requirements are each 50’; the two side yards are 32’ and 28’, and the rear yard is 36’.

Mr. McMahon said there are eight exterior parking spaces; however, these are not shown on the plan. Mr. Richard stated that while the Zoning Bylaw does not have a specific parking standard for residential uses, the Board requires two on-site spaces per dwelling unit in the Village district because of the density of development. A large detached garage exists on the lot that could hold eight vehicles, but Mr. McMahon does not intend to use the garage for parking for the dwelling units.

Mr. Fountain is an abutter to the property and stated that in his opinion there is adequate parking on the lot. He had no objections to the proposed use of the premises.

Mr. McMahon noted the structure and proposed use are typical for the Village district. The adjacent property contains four units and is on a smaller lot. Many buildings in the area contain multiple units and do not meet the dimensional requirements of the Zoning Bylaw. Several properties on Main Street have apartments on upper stories. The Warren Library abuts the property to the west. Thus, he felt that the proposed use would not have a detrimental impact on the neighborhood.

Mr. Krawczyk expressed concerns about the number of spaces on the premises since they are not drawn on the plan. He felt it would be important for members to go to the site to see where the spaces are located on the lot and to view the proposed access from the two streets. Mr. Messier concurred.

The Board agreed to continue the hearing to allow members to visit the property. The Board voted to continue the hearing to Thursday, April 14, 2011 at 6:15 PM in the Shepard Building.

On a motion by Mrs. Libby, seconded by Mr. Richard, the Board approved an invoice in the amount of \$143.40 for the public hearing notice for 5 Winthrop Terrace, voted unanimously.

On a motion by Mrs. Libby, seconded by Mr. Richard, the Board approved an invoice in the amount of \$44.00 for postage, voted unanimously.

On April 20, 2011, the Board will hold a public hearing on the site plan application by the Town of Warren for the Warren Senior Center. On April 27, 2011, the Board will hold a public hearing on three proposed zoning amendments: technical corrections to the flood plain bylaw, a new rear lot bylaw, and an open space residential development bylaw.

The Board spent a few minutes reviewing the Senior Center site plan to become familiar with the proposed application.

On a motion to adjourn by Mr. Richard, seconded by Mrs. Libby, the Board voted unanimously to adjourn at 8:10 PM.

William Scanlan
Town Planner

Date Approved: April 14, 2011