

WARREN PLANNING BOARD
MINUTES OF JANUARY 25, 2012

Present: Mr. Bill Ramsey; Chairman, Mrs. Susan Libby, Vice-Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek. Mr. Messier arrived at 6:30 PM.

Attendees: Bill Scanlan, Mr. & Mrs. Henry Camosse Jr., Roseanne and Dan Cronin, Sheryl and Nicole Lincoln and Thomas Boudreau

Opened the meeting at 6:00 PM

Bill Scanlan: Mill Conversion Overlay District: Mr. Scanlan presented a newly drafted version of the bylaw. Once again, concerns over Mr. Marcotte's failure to provide a conceptual plan were expressed. This will be discussed again at our next work meeting scheduled for February 7, 2012.

6:45 PM – Continuation of the Public Hearing for Roseanne Cronin (SP#249). All members had an opportunity to view the property. The comments were as follows:

Mr. Krawczyk: Least amount of impact would be to have the trucks parked on lower level. Headlights could be of concern and should consider dimming them. Mr. Ramsey took note that the Highway Department has done some additional drainage work on the road. Mrs. Sepanek felt that with the purchase of the adjoining lot, most issues should be alleviated and had no further questions at this time. Mrs. Libby doesn't have any problems or questions at this time.

Mr. Messier felt the trucks should be parked at the lower level and questioned egress onto Rt. 67. Mr. Cronin stated that it depends on where his trucks are scheduled for, for that day. He is willing to plant trees/shrubs to block the view. He stated that he did install backup alarms that are approved for a school zone. Their business does a significant amount of work at UMass in Amherst and that was a requirement of the project. Those particular backup alarms disperse noise to an acceptable level. Mr. Camosse was concerned that the Board did not fully understand his concerns, which were those of noise, lights, maintenance, and work hours.

As an additional note for the record, prior to the construction of their home, Mr. & Mrs. Cronin did check with the town in order to be in compliance with town regulations and unfortunately, they were given misinformation by the then officials.

Mr. Boudreau suggested that perhaps a dry well or additional riprap could be installed to collect sediment. Mr. Cronin understood his concerns, however stated that with or without a business there, water and subsequent runoff would still be an issue. With no further comments or discussion, the following motion was made:

Motion to close the Public Hearing for Special Permit Application No. 249 for Roseanne Cronin made by Mr. Krawczyk; second: Mrs. Libby – unanimous at 7:25 PM.

All parties in attendance were notified of the protocol regarding decision making and all would be notified accordingly of the Board's decision.

Motion to approve the Minutes of January 12, 2012 as written made by Mr. Messier; second: Mrs. Sepanek – unanimous.

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Motion to approve the Minutes of January 18, 2012 as written made by Mrs. Sepanek; second: Mr. Messier – 4 Yes, Mrs. Libby abstained due to absence.

Motion to sign payroll for Rebecca Acerra in the amount of \$117.90 made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

The Board reviewed a memo from the BOS regarding the use of sick leave, which does not apply to this department due to the part-time status of the position. All members were in full agreement not to explore the alternate member issue. If all other elected board and committees are going to have an alternate, then the Planning Board would be willing to revisit the issue again.

Mr. Krawczyk requested that Mr. Scanlan provide additional and more descriptive narrative on his invoices in order to provide a clearer sense of his time.

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

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____