

**WARREN PLANNING BOARD
MINUTES OF MAY 2, 2012**

Present: Mr. Peter Krawczyk, Mr. David Messier, Mrs. Melissa Sepanek and Mr. Bill Scanlan

Absent: Mr. Bill Ramsey and Mrs. Susan Libby

Attendees: See Attached List

Opened the Meeting at 6:30 PM

In accordance with the provisions of M.G.L. c. 40A, §5, the Warren Planning board held the following Public Hearing to consider adoption of two proposed Zoning Bylaw amendments.

6:30 PM – Mill Conversion Overlay District (MCOB). The purpose of the bylaw is to encourage the preservation, reuse and renovation of historic mill properties. The bylaw would allow a mix of residential and non-residential development on mill properties. The District would apply to the former Wright Mill property at 91 South Street, West Warren, Assessor's Parcel ID# 21-0-39.

Mr. Scanlan presented the overview of the bylaw and the effect it would have on that property and town as a whole. Mr. Messier stated that he would prefer to see a portion of land to remain open with no development. Mr. Marcotte stated that he is not in favor of giving up 80% of the property. With the current wording, Mr. Marcotte is losing 33% of possible housing. Both Mr. Krawczyk and Mrs. Sepanek are satisfied with the 25% open space currently proposed. In keeping with the spirit of cooperation, Mr. Marcotte stated that he is willing to go to 35% of open space if necessary.

Concerns over an influx of children entering the school system were quelled by Mr. Scanlan stating that statistically the number per unit is about one-quarter child/unit. Mr. Souza concerns were alleviated by a provision that only allows one residential project at one time.

Major Development Bylaw: The purpose of the bylaw is to foster economic growth, provide jobs, for residents, increase the tax base and preserve the Town's natural environment and working landscapes. The bylaw would allow Major Developments on parcels of 25 acres or more in the Rural District by special permit of the Planning Board. Permitted uses include a variety of commercial, industrial and recreational uses.

Mr. Scanlan provided an overview of the bylaw and the uses allowed by Special Permit. Motorized racetracks were eliminated at the last informational meeting, however others such as horse, BMX, etc are still allowed with current wording.

Jon Callahan who was present also provided written comment for the Board's review. Mr. Callahan (Rolling Hills Estates Realty Trust) owns a substantial portion of land in the Rural District feels that portions of the bylaw are far too restrictive to developers when the sole purpose is to try to bring in business. Mr. Scanlan disagrees saying the bylaw would allow the Planning Board the opportunity to deny an inappropriate development. In light of the numerous

lose ends; Mr. Krawczyk suggested that perhaps the Major Development Bylaw should be held off until the fall. This would allow the Board to have additional time to consider Mr. Callahan's suggestions. He also feels that the full Board should review the comments that were received this evening. With no further comment on either proposed bylaw, the following motion was made:

Motion to postpone the Major Development Bylaw until further notice made by Mrs. Sepanek; second: Mr. Messier – unanimous.

Motion to recommend the Mill Conversion Overlay District Bylaw at Town Meeting made by Mrs. Sepanek; second: Mr. Krawczyk – (Mr. Messier did not recommend).

Motion to accept the Minutes of April 25, 2012 as written made by Mrs. Sepanek; second: Mr. Messier- unanimous.

Motion to approve payroll for Rebecca Acerra in the amount of \$99.68 and \$73.15 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

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

Motion to adjust the WB Mason payment from \$73.05 to \$49.06 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

The members present this evening signed the Signature Page for the Registry of Deeds. The remaining signatures will be provided at the next meeting.

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved_____