

WARREN PLANNING BOARD
MINUTES OF JUNE 6, 2012

Present: Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk, Mr. David Messier and Mrs. Melissa Sepanek

Absent: Mr. Bill Ramsey

Attendees: Amy Morin, Brian Corriveau, Leona Wrobel, Mike & Ellen Garrepy, Alice Witaszek, John Spera, Linda Wrobel, Ann Bannville and Robert Souza, Jr.

Open at 6PM

Mrs. Libby chaired the meeting in Mr. Ramsey's absence.

Comments and Concerns: Mr. Corriveau spoke briefly with the Board this evening to discuss his property located at 132 Crouch Road. Mr. Corriveau stated that he owns 18 acres with one house currently on the lot. He would like to see if he could use the Rear Lot provision to split his property into several lots. After a brief review of his proposal, the Board determined that he would be limited to the number of lots based on the requirements of the bylaw. The Board suggested that he speak with Mr. Keough for his opinion. Not pleased with the restrictions, Mrs. Libby attempted several times to explain that the Board cannot exceed the limits of the bylaw. Mr. Corriveau left the room upset and dissatisfied.

6:15 PM – Opened the Public Hearing on Special Permit Application No. 252 for Amy Morin to allow the construction of a 10' x 29' dormer on her home which would be an alteration to a pre-existing, non-conforming structure which requires a Special Permit under Section 1.51 (b). The property is located at 1355 Main Street in Warren. Ms. Morin stated that there would be no additional increase in the footprint of the structure. The Board of Health and Conservation Commission provided written comment expressing no opposition to the project. The Board reviewed the plan that was submitted. There were no abutters in attendance, therefore with no further comment, the following motion was made:

Motion to close the Public Hearing on Special Permit Application No. 252 for Amy Morin made by Mrs. Sepanek; second: Mr. Krawczyk –unanimous at 6:20PM.

Ms. Morin was advised of the process and will be notified of the Board's decision accordingly.

6:30 PM – Opened the Public Hearing for Michael Garrepy on Site Plan Review Application No. 15 to allow the sale of landscape supplies, which is an allowed use under zoning. The property is located on Main Street, which is in the Village District. Mr. Garrepy addressed the Board first in saying that he did receive a business certificate from the Town Clerk and did not know that he was in violation. Mrs. Libby explained that even though the Clerk's Office issued a Certificate, that does not mean a business or use is in compliance with zoning. His intent is to sell mulch, gravel, flowers and fresh vegetables. Earlier in the day, he also met with Chief Spiewakowski at the site to explain the proposed location of bins/racks/traffic. In response to the visit, Chief Spiewakowski submitted a memo to the Board stating that Mr. Garrepy has adequately addressed his concerns regarding parking/loading/unloading and traffic flow.

If permitted, the Police Department will advise the Board if any traffic complaints arise during the operation of the business. Mr. Krawczyk stated the he himself has had his own experience with having to swerve into the oncoming traffic lane to be able to get around a delivery truck. Mr. Garrepy explained that he would have occasional deliveries on 50 – 100 yard containers, however could schedule such deliveries at a time that is acceptable to the Board.

Mrs. Sepanek questioned if there are any issues seeing that the property is along a state highway. Mr. Garrepy stated he would contact Mass Highway and have them provide something in writing. His intent is to also lay down reprocessed asphalt which will reduce tracking material onto the highway. Mrs. Wrobel, the owner of the property stated that the site was a former gas station; however the tanks were removed some time ago. The Board of Health and Conservation Commission offered written comment stating no opposition to the project.

Mrs. Libby expressed concern over the lack of detail and information on the application. Mr. Garrepy acknowledged that he was given all the necessary paperwork which outlines the submission requirements, however failed to provide any plans. He is willing to do so therefore with no further discussion at this time, the following motion was made:
Motion to continue the Public Hearing on Site Plan Review No. 15 to June 13, 2012 at 6:30 PM in order for Mr. Garrepy to supply the necessary submissions made by Mr. Messier; second: Mr. Krawczyk – unanimous at 6:45 PM.

Mrs. Sepanek abstained from the following discussion:

Town of Warren – Board of Health Transfer Station – SP#250

The Board reviewed a draft decision on the above-mentioned application for the Transfer Station. Mr. Krawczyk expressed continued concern over the broken guardrails and less than stellar road conditions, especially after the rain that we just had. A suggestion was to add into the conditions that the Board of Health must install signs to delineate the sides of the road and to install boulders the length of the road on the landfill side. Additional consideration will be done on this decision and will be discussed at the next meeting. Mr. Souza urged approval of the project. All members present this evening agreed that everyone must play be the same set of rules, including the Town of Warren/Board of Health.

JJC Material, Inc. – SP# 251 – The Board reviewed a draft decision for JJC Materials, Inc. /John Lizak for the continued use of self-storage units located at 109 Boston Post Road. After a review, the following motion was made:

Motion to approve and sign the Decision for JJC Materials, Inc. on Special Permit Application No. 251 as written with conditions made by Mrs. Sepanek; second: Mr. Messier – unanimous.

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Roll Call Vote: 4 Yes Votes. The Decision will be filed with the Town Clerk's Office and the owner/applicant will be notified accordingly.

Motion to sign 2 payroll requests for Rebecca Acerra both in the amount of \$128.16 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

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

The Board reviewed the expenditure report as of 6/5/12.

Upcoming Meeting Dates: June 13th, 20th and July 11th at 6:00 PM. Additional meetings will be added if necessary.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 8:00 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____