

**WARREN PLANNING BOARD  
MINUTES OF NOVEMBER 28, 2012**

**PRESENT:** Mr. Bill Ramsey; Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek and Mr. Bill Scanlan

**ATTENDEES:** Nancee Roy, Donald Nickerson, Jon Callahan, David Callahan, George Shields, Tracy Mazur and Seth Blackwell

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Opened the Meeting at 6:00 PM

Motion to approve the Minutes of November 7, 2012 as written made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

Motion to approve the invoice for Lenard Engineering, Inc. for Peer Review for Solventerra, LLC in the amount of \$1,292.08 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to approve payroll for Rebecca Acerra in the amounts of \$106.80, \$128.16 and \$131.72 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

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

**CMRPC**

Motion to have Peter Krawczyk who is the Town of Warren’s delegate sign the DLTA 2012 Technical Assistance Request made by Mrs. Sepanek; second: Mr. Ramsey – unanimous.

Motion to authorize CMRPC to act as an Economic Development Regional Commission as provided under MGL c40B, §5B “Regional Planning Law” and as also provided within the CMRPC Handbook, §4.1 “Additional Activities of the Commission” made by Mrs. Sepanek; second: Mr. Ramsey –unanimous.

**MAJOR DEVELOPMENT OVERLAY DISTRICT BYLAW – INFORMATIONAL MEETING**

An information meeting was held this evening to discuss the proposed Major Development Overlay District Bylaw (MDOD). The Board is anticipating putting the proposed bylaw before the voters at the ATM in May.

The purpose of the bylaw is to encourage economic growth which would provide employment opportunities and increase the tax base. Safeguards are built into the proposal that would protect the natural environment and landscapes. The proposed district falls along the western side of Gilbert Road. Two landowners would be affected by the change. Those being Rolling Hills Estates Realty Trust (RHERT) and George Shields. After a review of the highlights of the bylaw concerns arose regarding the natural landscape of the area. In discussing access points to the

district, David Callahan stated that if an assessment could be done, they would be willing to work with the town to ensure adequate protection to the roads.

Mr. Shields expressed concern over the wildlife and feels that they (animals) are getting squeezed tighter and tighter and requested that the Board take that fact under consideration. Nancee Roy who resides at 311 Gilbert Road feels that if this is allowed, any hope at ever selling her home is gone. Mr. Blackwell felt that the building height would be beyond our Fire Department's capabilities. Excessive lighting was also a concern for him. Ms. Mazur felt that this district would not be able to provide sustainable conditions due to the global economy. In closing, Mr. Shields was adamant about having his property removed from the proposed districts line. He stated he has no interest in trying to bring business to his land. Mr. Ramsey stated that the line would be adjusted to accommodate his request.

An additional informational meeting will be held on January 23, 2013 at 6:30 PM (snow date of January 30, 2013) to discuss this issue again.

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

Respectfully submitted,

Rebecca Acerra  
Secretary

Date Approved\_\_\_\_\_