

WARREN PLANNING BOARD  
MINUTES OF JANUARY 12, 2012

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

Attendees: Robert Souza, Jr., Henry Camosse, Tom Boudreau, Roseanne Cronin, Sheryl Lincoln and Nicole Lincoln

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Opened the Meeting at 6:00 PM

Comments and Concerns: Mr. Souza informed the Board that the Board of Selectmen has entered into an agreement for a PILOT payment with Eosol Americas. At this time however, he cannot share the dollar amount until it is announced at the BOS meeting scheduled for January 17, 2012.

Motion to accept the Minutes of December 14, 2011 as written made by Mr. Krawczyk; second: Mrs. Sepanek – 4 Yes, Mr. Ramsey abstained due to absence.

Motion to accept the Minutes of December 28, 2011 as written made by Mrs. Libby; second: Mr. Krawczyk – 4 Yes, Mr. Ramsey abstained due to absence.

\*Note: Mr. Krawczyk spoke with Tim O'Brien on ConCom and several issues were brought forth regarding Jim Fountain's Special Permit Application (#248). The Conservation Commission will safeguard those issues in their Orders of Conditions.

Motion to sign two payrolls for Rebecca Acerra both in the amount of \$83.22 made by Mr. Messier; second: Mrs. Libby – unanimous.

Motion to sign a request for postage in the amount of \$44.00 made by Mrs. Libby; second: Mrs. Sepanek – unanimous (Board of Selectmen have approved this expenditure)

Motion to sign the invoice for Roberts and Sons for envelopes in the amount of \$58.43 made by Mr. Messier; second: Mrs. Sepanek – unanimous (Board of Selectmen have approved this expenditure)

Motion to sign the T & G invoice for advertising in the amount of \$98.33 made by Mrs. Libby; second: Mr. Messier – unanimous.

FY 2013 Budget – Mrs. Acerra submitted the budget to the BOS and FINCOM as requested with level funding on expenses and with the step increase for Mrs. Acerra.

6:30 PM – Opened the Public Hearing for Special Permit Application No. 249 for Roseanne Cronin, 214 O'Neil Road under Section 3.23.15 to allow the operation of a contracting business with equipment. Ms. Cronin addressed the Board this evening to discuss her application. She stated that this is a business that she has been operating in this location for the last 10 years.

Her trucks leave in the morning and primarily stay on the job site which is more economical. If a work site is local, she does have them return at the end of the day. The work that is done on the premises are needle blasting and basic routine maintenance, such as tire repair. The tire repair does require the use of a compressor. She has also purchased the adjoining lot to park equipment on. She owns a total of 4 trucks (2 tri-axles and 2 – 6 wheel sanders). The tri-axles stay on the job site and the sanders do leave in the night if necessary. She would like to purchase a trailer and excavator in the future. She does not have any plans on building any structure at this point, however would like to at some point in the future.

Tom Boudreau, Highway Surveyor, expressed concern over additional runoff. He stated that if Ms. Cronin added more trucks to her fleet, then it would add additional stress to the driveway and apron. The possibility of installing a dry well was discussed.

Henry Camosse – 200 O’Neil Road – Mr. Camosse’s property directly abuts Ms. Cronin’s property. His concerns are that of hours of operations, scenic road issues and noise abatement. Mr. Ramsey explained that if approved, all of those issues would be addressed in the Orders of Conditions.

Mrs. Sepanek questioned how the aesthetics have changed over the last 10 years. Mr. Camosse stated that he purchased his property five years ago and her business has increased in the last five years. In addition, he can view all of the equipment from his property and therefore would appreciate some consideration.

Sheryl Lincoln – 303 O’Neil Road. Ms. Lincoln expressed concern over the headlights shining in her living room. Also snow and debris has been pushed from Ms. Cronin’s’ driveway across the street onto her property.

In response to Mr. Messier’s question, Ms. Cronin stated that no oil changes or engine over halls will be performed on the property.

Mr. Camosse expressed additional concern over the fact that Ms. Cronin’s driveway is not entirely comprised of asphalt. He stated that there is crushed stone flowing down the driveway.

Mr. Souza stated that to some extent the town may bear some of the responsibility of the road and questioned Mr. Boudreau about any Chapter 90 funds that may be available. Mr. Boudreau stated that it would be a minimum of 4 years for Chapter 90 money for O’Neil Road; however he is looking into other cost effective measures to improve the road.

Nicole Lincoln – 303 O’Neil Road – Ms. Lincoln express concern over the placement of the equipment. She would like to see that it is secured and that all vehicles stop at the end of the driveway prior to entering onto O’Neil Road.

Mr. Krawczyk drove down the road and feels that the road is in disrepair and certainly could use an upgrade.

The Warren Conservation Commission provided written comment stating that there are no issues with the property.

All members were agreeable to visit the site prior to the next meeting. At this time a motion to continue was made:

Motion to continue the Public Hearing for Special Permit No. 249 to January 25, 2012 at 6:45 PM made by Mrs. Libby; second: Mr. Messier –unanimous.

James Fountain – Mr. Fountain stopped into the meeting with his engineer Don Frydryk. They made a slight revision on the plan with Conservation. The change does not have any impact on what the Planning Board approved.

Mr. Messier once again feels that Mr. Scanlan should provide more detail to his invoices. The Board was in agreement to speak with him at the next meeting.

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

Next Meeting: January 18, 2012 at 6:00 PM.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Messier – unanimous at 8:05 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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