

WARREN PLANNING BOARD
MINUTES OF MARCH 21, 2012

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

Attendees: Tony Marcotte, Richard Czaporowski, Richard Arsenault, Sue Neri, Martin Nofio, John Zawalski, Pearl and Clarence Major, James Kordek, Cliff Fountain, James Fountain, Bill Witaszek, Ron and Katherine Rozzen, Tom, Boudreau, Matt and Laura Marino, Kerri Schmidt, Bob Lavash, Dave Johnson and David Persky

Opened the Meeting at 6:00 PM

Comments and Concerns: The Board and staff attended the CPTC Annual Meeting on Saturday, March 17, 2012 in Worcester. Participation allows the town to receive credits under the MIIA Rewards Programs. Both Mr. Ramsey and Mrs. Acerra received their Level One Certification upon completion of the program.

Motion to sign payroll for Rebecca Acerra in the amount of \$188.68 made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

Motion to reimburse Rebecca Acerra for mileage/expenses in the amount of \$41.61 made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

Motion to reimburse David Messier for mileage in the amount of \$36.63 made by Mrs. Libby; second: Mrs. Sepanek – 4 Yes, Mr. Messier abstained.

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

The Board received and signed for the newest copy of the Town of Warren's Sexual Harassment Policy. Signed copies will be forwarded to the Board of Selectmen's Office for the file as requested.

A work meeting has been scheduled for March 28, 2012 at 6:00 PM.

6:30 PM – Informational Meeting to discuss potential zoning change. The Mill Conversion Overlay District would re-zone property in West Warren, namely the former William Wright Co. The intent is to encourage redevelopment of the mill by allowing mixed uses which includes residential housing, art studios, and retail, commercial and light industry. Projects would be required to obtain a Special Permit by the Planning Board. Standards would be implemented to reduce any impact from surrounding properties.

Tony Marcotte, a representative of MDP Development, LLC presented a conceptual plan that speaks to the proposed zoning. Mr. Marcotte suggested a mixed-use design which included residential, storage/office space and light manufacturing. As stated at previous meetings, all

would be market-driven and would need to be economically feasible. MDP Development, LLC has converted former mills such as the Wright's facility in other cities such as Fitchburg and Nashua New Hampshire. Mr. Marcotte has also filed a Master Deed (for condos) with the Registry of Deeds in Worcester for the property. The conceptual plans depicted the buildings within the Mill Conversion Overlay District (MCO) as having mixed-uses that included residential, storage/office space and light manufacturing, with residential being the least cost effective. Building No. 13 still remains the best location for housing with a proposed 38 units. This would contain some of the housing to one building versus spreading them throughout the complex. Mr. Messier questioned if the owners would be willing to put some of the open space in a conservation trust. Mr. Marcotte stated that they would be willing to revisit the issue if need be. Mr. Czaporowski, who is a resident and a member of the Zoning Board of Appeals asked if they had in their business plan a solid number of units they were looking for. Mr. Marcotte stated that it would be dependent on the market. Mr. Nofio, who also sits on the ZBA stated that he doesn't understand the need for 2,000 sq. ft. units when a ranch home in Warren will not sell.

Mr. Scanlan presented a power-point presentation with an overview of the proposed MCO Bylaw. He explained that without such zoning relief, there are concerns over the property remaining vacant which could be long lasting.

Mr. Czaporowski was vocally opposed to the proposal. Mrs. Neri, another ZBA member felt that our current schedule of uses are the same with the exception of housing and felt that if it were subsidized housing, it would "kill the school system".

Mr. Nofio stated that the owner is trying to maximize profit and this is nothing more than trying to circumvent the zoning bylaws. He went on to say that he felt any money derived from taxes would be miniscule compared with the problems it would create by adding low-income housing. Mrs. Neri felt that the property would be better vacant than adding 500 kids to our schools.

Mr. Marcotte responded by saying that with the proposed by law, it would reduce housing by one-third of what he could presently do without needing any approvals. He and the company are looking to invest in the community.

Mr. Witaszek felt that nothing has been shown that truly reflects Warren.

After comments were concluded, the Board has agreed to take all comments under consideration and will continue the discussion to April 4, 2012 at 6:30 PM in the Selectmen' Meeting Room at the Shepard Building. At that time, the Board will also discuss the proposed Major Development Bylaw.

WPB Minutes
March 21, 2012
Page 3

With no further discussion, the following motion was made: Motion to Adjourn made by Mrs. Libby; second: Mrs. Sepanek – unanimous at 8:50 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____