

WARREN PLANNING BOARD  
MINUTES OF APRIL 4, 2012

Present: Mr. Bill Ramsey; Chairman, Mr. Peter Krawczyk, Mr. David Messier and Mr. Bill Scanlan

Absent: Mrs. Susan Libby; Vice-Chairman and Mrs. Melissa Sepanek

Attendees: Robert Souza, Jr., Tom Boudreau, Sue Neri and Rich Czaporowski

---

Opened the Meeting at 6:00 PM

There were no Comments or Concerns expressed this evening.

Motion to accept the Minutes of March 14, 2012 as written made by Mr. Messier; second: Mr. Krawczyk – unanimous.

Motion to accept the Minutes of March 28, 2012 as written made by Mr. Krawczyk; second: Mr. Messier –unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$117.48 made by Mr. Krawczyk; second: Mr. Messier –unanimous.

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

The Board reviewed the ZBA Minutes of November 2011 that were just provided along with the expenditure report as of March 29, 2012.

6:30 PM – Informational Meeting on Proposed Zoning.

The Planning Board is proposing two Articles for the Town Meeting scheduled in May. The Mill Conversion Overlay District, which was discussed at an earlier meeting in March, will be continued to April 18<sup>th</sup>. This evening, Town Planner William Scanlan presented a PowerPoint Presentation for the proposed Major Development Bylaw. This bylaw would allow large projects in the Rural District upon the grant of a Special Permit from the Planning Board. This proposal is in line with recommendations of the 2006 Master Plan (p. 177). The Central Mass. Regional Planning Commission generated a report as requested by the Warren Casino Study Committee. CMRPC's recommendation was to provide a vehicle for a review process for large projects. This bylaw would address their recommendation. Some highlights of the bylaw are:

- Parcel must be a minimum of 25 acre parcel or parcels held in common ownership
- Project would require a grant of a Special Permit by the Planning Board
- Project must meet Site Plan Review standards
- Applies to Rural District only
- Planning Board must find no adverse affects upon the Town or neighborhood

The adoption of such a bylaw would foster economic growth. Currently the town relies on residential taxes to fund municipal budget. There are 138 parcels that are available (using stated standards) for development.

Sue Neri: Ms. Neri served on the Master Plan Committee and stated that this is not what the committee suggested for the Master Plan. She also stated that at the time, Town Treasurer, William Schlosstein spoke and felt that it was ok for the Town to remain a bedroom community.

Mr. Ramsey questioned if this is not proposed for parcels in the Rural District, then where would a developer go seeing that the Residential and Village Districts do not have sufficient area available.

Mr. Souza, Jr.: Mr. Souza stated that he supports development in the town and can assure all that Mr. Schlosstein does not feel that way anymore. He suggested that perhaps the Board can look at redistricting, which has already been discussed and all are willing to further the discussion. He felt that under permitted uses, helipad or heliport should be restricted to uses that relate to hospital, clinics, medical facilities etc. In summation, he likes the proposal and is happy with the fact that the Board is trying to promote development.

Mr. Czaporowski: Mr. Czaporowski felt that the bylaw is somewhat redundant and watered down.

Mr. Boudreau: Mr. Boudreau suggested that the Board look at including BMX Racetracks, but exclude motocross if noise is an issue.

With no further discussion, this evening comments will be taken into consideration and will discuss further on April 18<sup>th</sup> at 6:30 PM, which will be the third and final informational meeting.

Motion to Adjourn made by Mr. Krawczyk; second: Mr. Messier – unanimous at 7:35 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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