

**WARREN PLANNING BOARD  
MINUTES OF MAY 16, 2012**

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

Attendees: John Paolucci, James Fountain, John Lizak, Jon Callahan, Robert Downing and Ken Lacey

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Opened the Meeting at 6:00 PM

Reorganization of the Board: Mr. Krawczyk was re-elected for a five-year term to the Board. A motion was made by Mrs. Libby for Mr. Ramsey to continue as Chairman and was seconded by Mr. Krawczyk – all were in favor.

Mrs. Sepanek made a motion for Mrs. Libby to remain as Vice-Chairman, which was seconded by Mr. Krawczyk – all were in favor.

Motion to sign payroll for Rebecca Acerra in the amount of \$131.72 made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

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

Motion to sign the T & G invoice for advertising in the amount of \$409.70 made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

Motion to approve Mr. Krawczyk's attendance at the CMRPC Annual Banquet in the amount of \$25.00 made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

The expenditure report as of 5/2/12 was reviewed and the remaining signatures for the Registry of Deeds were provided. In addition, all members received and signed for the Conflict of Interest handout.

Mr. Ramsey abstained from deliberating on the following matter due to his absence at the last meeting.

**6:30 PM – Continuation of the Public Hearing to consider the Special Permit App. No 251** for JJC Materials, Inc. for the continued use of a self-storage facility located at 109/111 Boston Post Road. Since the last meeting, the Conservation Commission provided a memo stating that the property met their requirements. All were agreed that the hours of operation would be eliminated. Mr. Callahan wanted reassurance that if the sale of the property didn't go through with Mr. Lizak, that he (Mr. Lizak) would continue with his current Special Permit for the same use. The Board assured him that Mr. Lizak's Special Permit No. 198 is valid and would remain in place. A copy of the Purchase and Sale was provided to the Board for the file. With no further information or questions, the following motion was made:

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Motion to close the Public Hearing for JJC Materials, Inc. on Special Permit No. 251 made by Mrs. Libby; second: Mrs. Sepanek – 4 Yes (1 Abstention - Mr. Ramsey) at 7:05 PM.

All parties will be notified of the Board's decision in accordance with the statute.

**7:15 PM – Continuation of the Public Hearing to consider the Special Permit App. No. 250** for the purpose of a Transfer Station at 581 South Street for the Board of Health on behalf of the Town of Warren.

The Request for Proposal was provided as requested at the last meeting. Mr. Krawczyk questioned if the facility was ADA Compliant. Mr. Lacey stated that it was not, however there is an attendant available that could help if necessary. Mr. Krawczyk expressed concern that a town project failed to ensure compliance with the new regulations. He also expressed concern over the road conditions and broken guardrails and what if any plans are in place to address and repair those items. Ideally, Mr. Lacey would like to address those issues as well, however stated that the Board of Health does not have any excess money at this time. With no further information or questions, the following motion was made:

Motion to Close the Public Hearing for the Board of Health on Special Permit No. 250 made by Mr. Messier; second: Mr. Krawczyk – unanimous at 7:35PM.

All parties will be notified of the Board's decision in accordance with the statute.

Motion to accept the Minutes of May 2, 2012 as written made by Mrs. Libby; second: Mr. Messier – unanimous.

Upcoming meeting are scheduled for May 23, 2012 and June 6, 2012, both beginning at 6:00 PM.

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

Respectfully submitted,

Rebecca Acerra  
Secretary

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

