

**WARREN PLANNING BOARD  
MINUTES OF SEPTEMBER 19, 2012**

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

Attendees: Michael Garrepy, Ken Lacey, Tom Boudreau, Bill Schlosstein and Paul Paturzo

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**Opened the Meeting at 6:00 PM**

**COMMENTS AND CONCERNS**

Mr. Krawczyk notified the Board that he attended the CMRPC Quarterly Meeting. One topic of discussion that evening was an effort being put forth to raise the entire rail tracks/overpasses which would allow trains to travel from the Northeast clear through to the Midwest.

**6:15 PM – Continuation of the Public Hearing for Michael Garrepy on SPR #15.** Mr. Garrepy had requested Site Plan Approval for property located in West Warren in order to sell landscaping supplies. Mr. Garrepy has been unable to provide the necessary documents that had been requested by the Board that pertain to the entrance which is state highway.

Mrs. Acerra has contacted MassDOT seven times over the summer and was informed that Mr. Garrepy has yet to submit any application. With that said, the best option at this point is to have him withdraw his application without prejudice. By doing this, he will preserve his right to reapply in the future. Mr. Garrepy agreed. With no further discussion, the following motion was made:

Motion to accept the request to withdraw without prejudice for SPR#15 for Michael Garrepy made by Mr. Messier; second: Mrs. Libby – unanimous. This notice will be filed with the Town Clerk accordingly.

**OTHER BUSINESS**

Motion to accept the Minutes of August 15, 2012 made by Mrs. Sepanek; second: Mrs. Libby – 4 Yes Votes (Mr. Ramsey Abstained due to absence).

Motion to approve and sign payroll for Rebecca Acerra in the amounts of \$178.00 and \$78.32 made by Mr. Messier; second: Mr. Krawczyk – unanimous.

Motion to approve and 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 invoice for T & G for advertising in the amount of \$204.86 made by Mr. Messier; second: Mrs. Libby – unanimous.

The Board reviewed the Public Hearing Notices from the Town of Ware

**PROPOSED ZONING**

Mr. Scanlan presented a newly formed draft of the proposed Major Development Bylaw. Again the discussion centered on the pros and cons of presenting it as an overlay district or requiring the Special Permit process.

Again, an overlay district would not encompass the entire Rural District. A map was provided by Mr. Scanlan and clearly the Gilbert Road area was most suitable. The map detailed possible district boundaries. The Board discussed several portions including Section 14.4.4 (height restrictions) and 14.6.6 (noise). The noise restriction will be reworded to fall within DEP Standards. The Board will discuss this further at a work meeting scheduled for October 17, 2012 at 6PM.

**7:30 PM - PUBLIC HEARING IN ACCORDANCE WITH MGL, CHAPTER 87, §3 AND CHAPTER 40, §15C.**

In conjunction with the Tree Warden, the Planning Board held a Public Hearing to consider the cutting and removal of trees along a Designated Scenic Road (East Road). Mr. Lacey addressed the Board this evening and stated that the removal is necessary for maintenance of the road. Although the trees do not meet the criteria as a “hazard tree”, Mr. Boudreau petitioned him to remove the trees in accordance with c87, §5 (pertaining to public safety). After both Mr. Lacey and Mr. Boudreau spoke and discussed the matter, Mr. Lacey agreed that the trees should be removed in order for the highway department to maintain the road in a proper manner. As a resident of the road, Mr. Schlosstein supported the removal of the trees for that reason.

Mr. Scanlan asked Mr. Lacey if he had money to replace the trees that he is removing citing the scenic road aspect. Mr. Lacey would be happy to replant should his budget allow it. With no further questions from the Board, the following motion was made:

Motion to allow the removal of trees as outlined in the Public Hearing Notice and based on the recommendation of the Tree Warden made by Mrs. Libby; second: Mrs. Sepanek – unanimous. A follow up letter will be sent to both the Tree Warden and Highway Surveyor confirming the outcome.

Motion to Adjourn made by Mrs. Libby; second: Mr. Messier – unanimous at 7:50 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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