

**WARREN PLANNING BOARD
MINUTES OF OCTOBER 17, 2012**

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

Absent: Mr. David Messier

Attendees: Ken Leblanc and Arthur O'Brien

Opened the Meeting at 6:00 PM

COMMENTS & CONCERNS: Mr. Messier notified the office today that he will be unable to attend meetings for the next eight weeks due to schooling for his children. He did state that if he is needed for a vote, he will make arrangements to attend.

Ken LeBlanc – ANR – Old West Brookfield Road. Mr. LeBlanc presented an ANR for his property located on Old West Brookfield Road. The plan depicts Lots 1 & 2, both having the proper frontage and area. After a review, the following motion was made: Motion to approve and sign the ANR plan for Ken LeBlanc as presented made by Mrs. Libby; second: Mrs. Sepanek – unanimous. Form A's and the signing fee of \$80.00 (ck# 215) was presented this evening.

6:15 PM – Public Hearing on Special Permit Application No. 255 for Arthur J. O'Brien. Mr. O'Brien is requesting a Special Permit under Section 1.5 to allow the construction of a 40' x 6' farmers porch located at 214 Southbridge Road in Warren. The property is also known as Assessors Map 24, Lot 150. A special permit is required due to the lot having insufficient frontage. In the Village District, a minimum of 15,000 sq. feet is required and the subject property contains 9,430 +/- sq. ft.

Mr. O'Brien stated that he would be approximately 33' from the front property line. No comments either in favor of or in opposition to the application were received from any other department or board. Mr. Veliz, an abutter who resides at 237 Southbridge Road was in favor of the application. After a review and with no further questions, the following motion was made: Motion to close the Public Hearing on the Special Permit Application No. 255 made by Mrs. Libby; second: Mrs. Sepanek – unanimous. The board considered the merits of the application and the following motion was made:

Motion to grant Special Permit No. 255 to Arthur J. O'Brien to allow the construction of a 40' x 6' farmers porch onto his home located at 214 Southbridge Road as per the plans submitted made by Mrs. Libby; second: Mrs. Sepanek – unanimous. Roll Call Vote – 4 Yes Votes (Mr. Messier Absent). A formal decision with any applicable conditions will be drafted for the next meeting.

SOLVENTERRA, LLC

A follow up discussion regarding the removal estimate for Solventerra, LLC took place. Mr. Scanlan stated that he spoke with Lenard Engineering, Inc. and they feel that the estimated

provided by Solventerra, LLC is low. After a discussion, all members agreed to let LEI provide an estimate on the removal. Mrs. Acerra will notify LEI in order to proceed.

OTHER BUSINESS

Motion to approve LEI invoice in the amount of \$6,434.51 for Peer Review Services made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$142.40 made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

UPCOMING MEETINGS

Meetings have tentatively scheduled for October 24th, November 7th and November 28th. Additional meetings will be scheduled if needed.

MAJOR DEVELOPMENT BYLAW

Mr. Scanlan provided a revised draft based on prior discussions. Further discussion took place on billboards/signs and the issue of power plants. After a review of the proposed overlay district, all members were in agreement to have the “district” be defined as the left side of Gilbert Road. An informational meeting will be scheduled for Wednesday, November 28th for resident input. Mr. Scanlan will do a PSA accordingly.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 7:40 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved_____