

**WARREN PLANNING BOARD
MINUTES OF FEBRUARY 27, 2013**

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

ABSENT: Mrs. Susan Libby

Opened the Meeting at 6:00 PM

COMMENTS & CONCERNS

Mr. Krawczyk advised the Board that he recently attended the Regional Casino Committee meeting in Monson. Unfortunately no one else showed. He advised the Board that PVPC was sending a letter to Mohegan Sun to advise them that we (the committee) feel that Warren is an abutting community and would require mitigation. Mr. Scanlan stated that Warren would be considered a “surrounding” community. Mr. Krawczyk will keep the Board up to date as needed.

Rural 11 Prioritization Project

A meeting has been set for an informational discussion on March 6, 2013 at 7PM. Key department heads have been invited and will notify the office if they will be attending.

Mass PV3, LLC (Eosol Americas)

The office has been notified that Mass PV3, LLC has sold the company and its interest to First Wind, LLC from Boston MA. Although the property has yet to change hands, it appears that the project is moving forward.

Solventerra, LLC

Mr. Hering notified office that he may be looking to change the layout of the panels. He stated that all work would remain within the same work envelope that has been approved. The Board would need a plan to see if the change warrants reopening the public hearing process.

Reed Street Motocross

Representatives on behalf of the property owners have indicated that they may be filing for a Special Permit for a racetrack sometime in the near future.

**6:30 PM – MAJOR DEVELOPMENT OVERLAY DISTRICT BYLAW (MDOD) –
Discussion on comments received from informational meetings. (see attached notes)**

1. Power Plants – After a discussion, the Board felt that if this provision is kept in as an allowed use by SP, then it may be difficult to pass. Mrs. Sepanek stated that she would like to see the term “Power Plant” better defined. All were in agreement to remove from the wording at this point and then amend if and when a firm proposal comes before the town.

2. "Exclude parking areas and outdoor storage within the 100-foot side and rear setback (in addition to buildings). §14.4.3.
3. Setback will satisfy wildlife migration corridor.
4. Require a Health Impact Assessment (for power plants) – take out as it relates to Power Plants provision which will not be included at this time.
5. Provision to give preference in job hiring to Warren residents – use TIF wording
6. Require a development to demonstrate adequate fire protection for structures that exceed the Fire Department's ladder capabilities – leave in.
7. For nursing homes, assisted living facilities, etc., appropriate mitigation for impacts on the Town's EMS – leave in.

Mr. Scanlan will provide a final draft for the fourth and final informational meeting on March 20th at 6:30PM. A public hearing on the matter will be scheduled for April

OTHER BUSINESS

Motion to approve and sign the Minutes of February 13, 2013 as written made by Mrs. Sepanek; second: Mr. Krawczyk – 3 Yes, 1 Abstention (Mr. Messier absent)

The Board reviewed a draft of the 2012 Annual Report and was approved for submission.

Motion to sign payroll for Rebecca Acerra in the amounts of \$135.28 and \$135.28 made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

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

CPTC – Motion to approve funds for attendance at the 12 Annual CPTC Spring Conference in Worcester on March 16, 2013 made by Mr. Messier; second: Mrs. Sepanek – unanimous.

The Board reviewed the Expenditure Report as of 2/27/13.

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____