

**WARREN PLANNING BOARD
MINUTES OF OCTOBER 16, 2013**

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

ABSENT: Mrs. Susan Libby; Vice-Chairman

ATTENDEES: Bob Inangelo, Ken Alberts and James Kordek

Opened the Meeting at 6PM

COMMENTS & CONCERNS

Peter Krawczyk informed the Board that he along with Bill Scanlan attended the Regional Casino Meeting in Palmer on October 9, 2013. At that meeting representatives from Mohegan Sun were present to discuss the current topic of "surrounding community status". From that meeting, a recommendation was going to be made to the gaming commission requesting an extension of time which the current deadline is December 31, 2013. All towns in attendance were in agreement to request for the extension. All correspondence has been forwarded to the Board of Selectmen's Office who will play a key role in the negotiations for Warren.

Bill Scanlan advised the Board that he is in the process of coordinating a meeting with Tony Marcotte (MDP Development) and officials from the State Economic Redevelopment Office to try to spur activity at the former Wright's Mill Facility.

In addition, Mr. Scanlan advised the Board that Mr. Downing on behalf of the Board of Health has requested him to help with trying to get solar on the landfill property. All members were in favor. The Board did ask that the Board of Health put their request for Mr. Scanlan's service in writing.

6:15PM – Robert Inangelo – Mr. Inangelo presented an ANR for land on Bragg and Cronin Road. Mr. Inangelo is purchasing property from Ken Alberts which is a 25 acre parcel of backland. There is no frontage with this property. During the review and discussion on the matter, Mr. Alberts, the current owner stipulated that the property must be kept in Chapter 61A or B land, which it currently is. Mr. Inangelo stated that it will and will file the necessary papers with the Board of Assessors'. With no further discussion, the following motion was made:

Motion to sign and approve the ANR for Kenneth Alberts/Robert Inangelo for the 25 acre parcel as presented and depicted as Parcel A made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous. (Form A's and the signing fee of \$40.00 – ck# 2089 was presented this evening).

6:30 PM – PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS

Temporary Moratorium on Medical Marijuana Treatment Centers

The purpose is intended to provide restrictions that will allow the Town of Warren adequate time to consider where and under what conditions to allow facilities associated with the medical use of marijuana to the extent that such facilities are permitted under state laws and regulations. The moratorium would run for a period of one calendar year from the date of Town Meeting.

As state law dictates, cities and towns cannot prohibit a facility, only provide restrictions. Mr. James Kordek, the only attendee questioned what would happen if voters reject the proposal. Mr. Scanlan stated that under the law, a facility could be established anywhere in town. He also questioned if a person was in possession of

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a valid prescription from a medical doctor, could that person go anywhere in the Commonwealth, to which the answer is yes. Currently there is no way to predict what financial gain there is for the town, if any. All fees go to the Department of Public Health. With no further discussion on the matter, the following motion was made:

Motion to unanimously recommend the proposal at Town Meeting.

Associate Planning Board Member

The Town of Warren Planning Board consists of five members, who are elected to serve terms of five years. The Board is also the Special Permit Granting Authority. State law requires that four members of a five-member board must be available to act on the application. The number of voting members can from time to time be reduced for a variety of reasons, such as a vacancy, conflict of interest, illness resulting in the inability to attend the hearing(s). An Associate Member would allow that person to act on a special permit application in the event a regular member is unable to participate in the process. The Associate Member may not act on any other Planning Board business. All in attendance this evening were in agreement to support this proposal at Town Meeting. With no further discussion on the matter, the following motion was made: Motion to unanimously recommend the proposal at Town Meeting.

OTHER BUSINESS

Darren Paquette – SP#257 – Mr. Paquette applied for a Special Permit to allow the continued operation of an existing gravel pit located on Cemetery Road. The hearing has been closed and the Board discussed the merits of the application. With no objections from abutters and review of the documents submitted, the Board made the following motion: Motion to grant Special Permit No. 257 to Darren Paquette to allow the continued operation on an existing gravel pit as submitted and requested made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous – 4 Yes Votes. Mr. Ramsey called for a Roll Call Vote – 4 Yes (Mrs. Libby was absent this evening) Mrs. Acerra provided a draft decision for the Board's review. After a review and discussion, the following motion was made: Motion to sign the Decision for SP# 257 for Darren Paquette as written made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

The Decision will be filed with the Town Clerk and all parties will be notified accordingly.

Dolores Morin – Mrs. Morin sent an email to Board member Peter Krawczyk expressing concern over work being done in James Fountain's gravel pit on Walkeen-Koziol Road. The timing of the work was clearly outside of what is allowed within the zoning bylaws. Mr. Krawczyk suggested to her to contact Mr. Keough, who is the Enforcement Officer with her concerns. Mrs. Morin was hesitant for fear of retaliation by Mr. Fountain. Mrs. Acerra spoke with Mr. Fountain regarding the incident that Mrs. Morin is speaking about and discovered that the truck that was indeed in the pit during the late night hours were that of a utility truck that was called out for an emergency. Mr. Fountain stated that this was a rare occasion and should not create any more issues.

MINUTES

Motion to approve the Minutes of September 11, 2013 as written made by Mr. Messier; second: Mr. Krawczyk – unanimous.

Motion to approve the Minutes of September 18, 2013 as written made by Mrs. Sepanek; second: Mr. Messier – 3 Yes – 2 Abstentions (Mr. Ramsey and Mrs. Libby were absent)

BILLS/BUDGET/MEMOS

Motion to ratify and sign payroll for Rebecca Acerra in the amounts of \$241.47, \$215.47, \$174.60 and \$189.46 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

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

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Motion to ratify and sign request for postage in the amount of \$46.00 made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

The Board reviewed the expenditure report as of September 30, 2013.

Next Meeting Date: October 29, 2013 at 6:30PM prior to the STM at 7PM and October 30, 2013 at 6PM.

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved