

**WARREN PLANNING BOARD  
MINUTES OF JANUARY 15, 2014**

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

**ATTENDEES:** Darren Paquette, Brian Corriveau, Ursula Wright, Lillian Norton, Jacqueline Award and David Johnson

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**Opened the Meeting at 6PM**

**COMMENTS & CONCERNS**

Mr. Krawczyk advised the Board that he recently attended the CMRPC Quarterly Meeting in Worcester. Atty. Patricia Cantor from Kopelman & Paige was the guest speaker and addressed Medical Marijuana Bylaws. Mr. Krawczyk provided handouts from the meeting. The Board is moving forward with a bylaw proposal for the same at the Annual Town Meeting.

**TOWN PLANNER SCOPE OF SERVICES**

The Board reviewed the Scope of Services and suggestions proposed by Mr. Scanlan. After a review and discussion, a final draft was agreed upon. A copy will be sent to the Board of Selectmen as requested.

**6:30PM – OPEN THE PUBLIC HEARING ON SITE PLAN REVIEW APPLICATION NO. 22.**

The Applicant, Darren Paquette is requesting Site Plan Approval under Section 5.3 to allow the construction of a four (4) unit apartment building located at 235 Old West Brookfield Road. The property is located in the Village District and is also known as Assessor's Map 18, Lot 6. The use is allowed under the current zoning.

The property is a 4.3 acre parcel and is proposed to consist of a basement with two (2) stories. The project has already been before the Conservation Commission and approved with Orders of Conditions. The Sewer Department responded with no opposition, however requested the Applicant to address the Commissioners prior to construction. Mr. Paquette was also advised that a Scenic Road application would need to be filed with the Board.

After a review of the plans presented, the issue of only 8 parking spaces was discussed. That would allow for two spaces per unit however nothing for any additional vehicles. Mr. Paquette stated that he would have his engineer review the plan to see if any additional spaces could be provided within the existing footprint. Ms. Award who stated she has lived in town for over 44 years is concerned over drainage. Mr. Paquette stated that the drainage has been taken into consideration by his engineer when designing the project. A concern from an abutter who was not in attendance expressed verbally a concern over proper disposal of trash. The Board agreed that provisions will be placed into the Orders of Conditions to address such issues. With no further discussion at this time, the following motion was made: Motion to continue the Public Hearing for SPR#22 for Darren Paquette to January 22, 2014 at 6:30PM made by Mrs. Sepanek; second: Mr. Ramsey – unanimous.

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**MINUTES**

Motion to approve and sign the Minutes of October 30, 2013 as written made by Mr. Messier; second: Mr. Krawczyk – unanimous (Mrs. Sepanek abstained from the portion that pertains to SP#256).

Motion to approve and sign the Minutes of November 20, 2013 as written made by Mrs. Libby; second: Mr. Messier – unanimous.

Motion to approve and sign the Minutes of January 8, 2014 as written made by Mrs. Sepanek; second: Mr. Krawczyk – 3 Yes (Mrs. Libby and Mr. Messier abstained)

**BILLS/BUDGETS/MEMOS**

Motion to approve and sign the payroll for Rebecca Acerra in the amount of \$222.90 made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

**FY15 BUDGET SEASON**

The Board of Selectmen has requested that all departments provide two budgets. A level funded budget and one that represents a 10% reduction. A 10% reduction would nearly zero out the expense line. The Board was in agreement to send a memo to the BOS indicating that a level funded budget is all our department can submit in order to run efficiently.

Next Meeting Date: January 22, 2014 at 6PM

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 7:45 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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Date Approved