

**WARREN PLANNING BOARD
MINUTES OF FEBRUARY 5, 2014**

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

ATTENDEES: Robert W. Souza, Jr.

Opened the Meeting at 6PM

COMMENTS & CONCERNS – None

Melissa Sepanek abstained from the following discussion.

WARREN OFF-ROAD VEHICLE PARK – KEITH GOYETTE – SP#256

As a follow up to last meeting's discussion regarding the merits of SP#256, the Board discussed Section 5 of the Zoning Bylaws for the Town of Warren

Section 5.1.1 – That the premises in question are appropriately located and suitable for the proposed use: *The board felt that the use is allowed by the granting of a Special Permit.*

Section 5.1.2 – That the use will be compatible with other uses permitted as of right in the same district: *After a review of the by-right uses in that district, the board felt the proposed use would not be compatible.*

Section 5.1.3 – That the use will not be a nuisance or serious hazard to vehicles or pedestrians: *The board relied heavily on the applicant's submittals as to the substantial increase in vehicles during events. Reed Street is void of any sidewalks and is narrow and hilly.*

Section 5.1.4 – That adequate and appropriate facilities will be provided for the proper operation of the proposed use: *The applicant did provide for proper facilities.*

Section 5.1.5 – The proposed use is otherwise in harmony with the general purpose and intent of this bylaw: *In light of the nature of the proposal, the Board felt that the quality of life would be greatly diminished by an approval.*

After this discussion and review the following motion was made: Motion to Deny the Special Permit No. 256 requested by Keith Goyette for an Off-Road Vehicle Park based on the findings made by Mr. Messier; second: Mrs. Libby – unanimous.

Mr. Ramsey called for a Roll Call Vote: 4 Ney (Mrs. Sepanek abstained)

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The decision will be filed with the Town Clerk and all parties will be notified of the Board's decision in accordance with M.G.L.

BILLS/BUDGET

Motion to sign payroll for Rebecca Acerra in the amount of \$182.03 made by Mr. Messier; second: Mrs. Sepanek – unanimous.

Motion to sign the WB Mason invoice in the amount of \$71.44 made by Mr. Messier; second; Mr. Krawczyk – unanimous.

The board reviewed the Expenditure Report as of 1/28/14.

OTHER BUSINESS

Mr. Krawczyk provided a handout outlining the DLTA Program. Key properties were identified within the report. After a discussion, the Board was in agreement to have Trish Settles from CMRPC contact Bill Scanlan to move forward. Mr. Scanlan will be requested to attend our next meeting scheduled for February 12, 2014 to discuss this further.

Mrs. Acerra will speak with Mr. Scanlan regarding gathering information in order for the Town Planner to have their own webpage within the town's website.

The Board reviewed the final draft of the Scope of Service for the Town Planner position. After a review the Board unanimously approved the revised copy. A memo along with the newly adopted Scope of Services will be sent to the Board of Selectmen.

An informational meeting will be held on Wednesday, February 26, 2014 at 6:30PM to discuss the proposed Medical Marijuana Bylaw that the Board is anticipating on placing an Article on the warrant for the Annual Town Meeting in May. Mr. Ramsey requested a memo be sent to Chief Spiewakowski inviting him to discuss the affects if any a facility would have on his department. Notifications, PSA will be made accordingly.

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

Respectfully submitted

Rebecca Acerra
Secretary

Date Approved