

**WARREN PLANNING BOARD
MINUTES OF JULY 9, 2014**

PRESENT: Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek and Mr. Ed Kretkiewicz

ABSENT: Mr. Bill Ramsey; Chairman

ATTENDEES: Dario Nardi, Barry Mongeon, Jen Roberts, Carl Koslowski, Casimier Koslowski, Tyler Mucha, David Mack, Mary Bellerose, Michelle & John Antonovitch and Debra Harnois

Opened the Meeting at 6PM

COMMENTS & CONCERNS – None

MINUTES

Motion to approve and sign the Minutes of April 30, 2014 as written made by Mrs. Sepanek; second: Mr. Krawczyk – 3 Yes, 1 Abstention – Mr. Kretkiewicz

Motion to approve and sign the Minutes of June 4, 2014 as written made by Mr. Kretkiewicz; second: Mr. Krawczyk – 3 Yes, 1 Abstention – Mrs. Libby

Motion to approve and sign the Minutes of June 18, 2014 as written made by Mr. Krawczyk; second: Mr. Kretkiewicz – 3 Yes, 1 Abstention – Mrs. Sepanek

BILLS/INVOICES

Motion to ratify payroll for Rebecca Acerra in the amount of \$200.61, \$118.88 & \$178.32 made by Mr. Kretkiewicz; second: Mrs. Sepanek –unanimous.

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

Mr. Scanlan has also requested clarification as to if he can be reimbursed his expenses he incurred while doing business on behalf of the Town of Warren. He recently attended a meeting in Boston regarding the approval of the West Warren Economic Opportunity Area. The Board has requested a breakdown of costs for review.

Motion to approve the invoice for Graves Engineering, Inc. in the amount of \$3,077.10 made by Mr. Kretkiewicz; second: Mrs. Sepanek –unanimous.

Motion to approve the invoice for Roberts & Sons Printing in the amount of \$84.94 made by Mrs. Sepanek; second: Mr. Kretkiewicz

Motion to sign the CMRPC Annual FY15 Assessment for the Town of Warren in the amount of \$1,299.72 made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous (funding for this expenditure is from the Board of Selectmen's budget)

Motion to sign the invoice for the T & G for advertising in the amount of \$294.00 made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous.

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OTHER BUSINESS

The Board reviewed Public Hearing Notices from the towns of Palmer and Ware.

6:15PM – Open the Public Hearing for Carl Koslowski on the Special Permit

Application No. 258 and Site Plan Review No. 23. The Applicant is requesting to convert the existing mixed use building from residential/business to business and operate as business/office space only. The property has been a family owned business since 1986. There is no change in the footprint of the building or any additional load on the septic system. It also contains a Right of Way to the back property which is owned by Mr. Casimier Koslowski. There is a concern over the property line. Currently, parking for the business is on Mr. Koslowski's father's property. Discussion took place regarding the possibility of an ANR being drawn up to clean up the lines with regard to the parking issue. Mr. Koslowski was hesitant to do so at this time. The Board and the Applicant came to an agreement of having a proposed parking plan submitted in the event that if either of the properties were to be sold, all parking for the business would be contained within the subject property (Map 10, Lot 134). All were in agreement. Mr. Koslowski stated that he would provide that to the office as soon as possible. With no further discussion at this time, the following motion was made: Motion to Continue the Public Hearing to July 30, 2014 at 6:15PM in order for the applicant to submit a stamped copy of a proposed parking plan made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

6:30PM – Open the Public Hearing for Housatonic Solar 1, LLC on the Special Permit Application No. 259 and Site Plan Review No. 24 for 70Ware Road in West Warren.

Mrs. Libby advised all in attendance this evening that due to a delay in the developer providing the check for the Peer Review in a timely manner, the Review by Graves Engineering, Inc. was not available at this time; therefore no discussion on the matter will take place this evening. Motion to Continue the Public Hearing for Housatonic Solar 1, LLC to July 30, 2014 at 6:30PM made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous.

6:50PM – Open the Public Hearing for Housatonic Solar 1, LLC on the Site Plan Review No. 25 for 87 Spring Street in West Warren. Mrs. Libby advised all in attendance this evening that due to a delay in the developer providing the check for the Peer Review in a timely manner, the Review by Graves Engineering, Inc. was not available at this time; therefore no discussion on the matter will take place this evening. Motion to Continue the Public Hearing for Housatonic Solar 1, LLC to July 30, 2014 at 6:50PM made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous.

Mary Bellerose did state that she attended a recent Board of Selectmen's Meeting to which it was her understanding that only one more solar farm would be developed in Warren. The Board advised her that if that comment was made, then it was incorrect in light of the fact that with the exception of the Village District, Solar Energy Facilities are a by-right use in the zoning and Special Permit in the Village.

Charles Tenerowicz – ANR for East Road. An ANR was presented for signatures for Mr. Tenerowicz's property on East Road. The property in question is backland that is being conveyed to Mr. Robert Inangelo of Cronin Road. The property is depicted as Parcel B and contains 38.898 acres in area. After a review and with no further questions, the following motion was made: Motion to sign the ANR for Charles Tenerowicz as presented made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous. Form A's were included, however the mylar will be held in the office until their agent provides the signing fee of \$40.00.

Next Meeting Date: July 30, 2014 at 6PM

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved