

**WARREN PLANNING BOARD
MINUTES OF NOVEMBER 19, 2014**

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

ABSENT: Mr. Bill Ramsey and Mr. Ed Kretkiewicz

Opened the Meeting at 6PM

COMMENTS & CONCERNS – None

MINUTES

Motion to approve the Minutes of October 22, 2014 as written made by Mr. Krawczyk; second: Mrs. Sepanek– unanimous.

BILL SCANLAN

Mr. Scanlan spoke briefly with the Board this evening to discuss lot sizes in the Village District. Current zoning calls for a minimum of 15,000 sq. feet for a single family dwelling while 2, 3 & 4 family dwellings require 40,000 sq. feet. When the zoning was initially established, the minimum requirements created many pre-existing, non-conforming lots. Mr. Scanlan provided a lot size analysis for review. In order to encourage redevelopment within the Village District, the Board is considering amendments to the current zoning. After a discussion, all were in agreement to begin a dialog with residents through a series of informational meetings. The Board will begin the meetings after the holidays and hope to present a proposal to the voters in May.

6:30PM – CONTINUATION OF THE PUBLIC HEARING FOR DRAKE PETROLEUM ON SPECIAL PERMIT APPLICATION NO. 261/SITE PLAN REVIEW NO. 26.

The Applicant, Drake Petroleum has requested an additional continuation of the public hearing to December 3, 2014 at 6:30PM in order to provide comment on the Peer Review Letter. All members were in agreement; therefore the following motion was made: Motion to continue the Public Hearing for Drake Petroleum as requested on SP#261/SPR#26 to December 3, 2014 at 6:30PM made by Mr. Krawczyk; second: Mrs. Sepanek - unanimous.

SCENIC ROAD APPLICATIONS

Luke Leger – 224 Dunham Road. Mr. Leger submitted an application for a Scenic Road in order to obtain a driveway opening for the construction of a new home. Based on the information on the application, the Board was in agreement that a Public Hearing is not required. A letter will be sent to the property owner. No comments were received from either the Highway Surveyor or Tree Warden.

Nicholas Lobbisser-762 Reed Street. Mr. Lobbisser submitted an application for a Scenic Road in order to obtain a driveway opening for the construction of a new home. Based on the information on the application, the Board was in agreement that a Public Hearing is not required. A letter will be sent to the property owner. No comments were received from either the Highway Surveyor or Tree Warden.

CEMETERY COMMISSIONERS

The Board of Selectmen have forwarded a request to the Planning Board from the Cemetery Commissioners requesting help in obtaining monies through grants to upgrade to their pipes and other associated expenses. The Board of Selectmen have requested that if appropriate and time permits, perhaps the Town Planner may help with their request. The Planner was advised and will do so if time permits.

BILLS/INVOICES/OTHER

Motion to approve and sign the payroll for Rebecca Acerra in the amount of \$282.34 & \$237.76 , \$200.61 & \$159.75 made by Mrs. Sepanek; second: Mr. Krawczyk

Motion to approve and sign the invoices for Wm. Scanlan in the amount of \$1,040.00 & \$1,300.00 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to sign the invoice for WB Mason in the amount of \$11.99 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to sign the invoice from Graves Engineering, Inc. for Peer Review (Drake Petroleum) in the amount of \$857.60 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to sign the invoice for the T & G for advertising in the amount of \$273.00 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

The Board reviewed the expenditure report as of October 29, 2014.

Next Meeting Date: December 3, 2014 at 6:00PM.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 7:00PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

