

**WARREN PLANNING BOARD
MINUTES OF FEBRUARY 4, 2015**

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

ATTENDEES: Mr. Dario Nardi, Mrs. Beverly Soltys, Mr. Michael Baril, Mr. Rob Boyd and Mrs. Rhonda Grabowski

Opened the Meeting at 6PM

COMMENTS & CONCERNS

Mr. Krawczyk discussed the clock at the Town Hall. Originally, the clock was to be shut off at 10PM due to it being an annoyance to those in close proximity. Mr. Krawczyk also expressed disappointment with the Board of Selectmen's Office for not forwarding their letter of support for the Freight Rail Study in a timely manner. Monies were allocated with CMRPC for Warren for the study however lost them due to lack of notification by the town.

Mrs. Libby would like for the office to check into the box trailers located on Coy Hill Road (Map 3-0-1501). Mrs. Acerra also received a call at home from a resident regarding the same.

Mr. Michael Baril advised the Board at this time that he is both video/audio taping the meeting. Mr. Ramsey thanked him for his notification.

The Board reviewed a memo from the Board of Selectmen regarding the Old Boston Post Road Bridge Demolition Project. In the memo, Chairman Delanski stated that there is no need for action or involvement from Town Departments on this matter.

ROB BOYD – B & R SURVEY, INC.

Mr. Boyd presented an ANR on behalf of John & Cassie Paolucci for 201 Sarty Road. Mr. Boyd's plan represented Lot 3 & 4 being broken into individual lots that meet the required zoning. After a review and brief discussion, the following motion was made: Motion to approve and sign the ANR as presented for Lots 3 & 4 adjacent to 201 Sarty Road made by Mrs. Libby; second: Mrs. Sepanek – unanimous (Form A's and check # 3870 in the amount of \$80.00 was presented this evening).

6:30PM – PUBLIC HEARING (SP# 262) FOR STANLEY & RHONDA GRABOWSKI – 796 REED STREET (MAP 9, LOT 39) under Section 1.5 of the Town of Warren Zoning By-laws.

The Applicants have requested a Special Permit to construct a Single Family Dwelling on a pre-existing, non-conforming lot. Originally, when purchased, the owners were going to restore the existing structure, however due to numerous structural issues, the existing structure had to be demolished. The property does contain the property frontage (198'), however lacks the required square footage. The existing lot contains 39,204' in area. The minimum area for the Rural District is 45,000 sq. ft.. The proposed new structure is in compliance with current setbacks as provided on the stamped plan by Roger Woods of Roger Woods & Co.. Mrs. Grabowski stated that this is the final plan as submitted this evening. The only department to provide comment was the Board of Health to which they had no objection. No abutters were in attendance this evening. With no further discussion, the following motion was made: Motion to close the Public Hearing on SP#262 made by Mrs. Sepanek; second: Mrs. Libby – unanimous. The process was once again explained to Mrs. Grabowski and all parties will be notified accordingly.

SELECTMEN DARIO NARDI

Mr. Nardi addressed the Board this evening to discuss the possibility of the town purchasing a portion of James Fountain's property (135 Brimfield Road) which directly abuts the Highway Garage. Mr. Fountain had first approached the Board of Selectmen to see if they would be interested in purchasing the portion for future use. The Board of Selectmen visited the site with Mr. Fountain and now Mr. Nardi is looking for direction from the Planning Board should the town move forward. Mr. Nardi provided a map that he drew up based on the needs of both the Fire and Police Departments. An approximate 6-7 acre parcel was drawn for a visual aid. In speaking with Rep. Todd Smola, Mr. Nardi stated that Representative Smola stated that there is money available to build new, however none for expansion projects or remodels.

Mr. Krawczyk advised Mr. Nardi that the entire area is within the Ground Water Protection District (GWPD). Mr. Krawczyk expressed caution and felt that it would be difficult with the existing bylaws. Mr. Krawczyk also advised all of the delicate nature of the area. He is certainly in favor of purchasing the property; however he would like to see it remain in a natural state. In addition, a yearly report is part of the Orders of Conditions from the Conservation Commission which excludes outside storage of any kind, however has been an ongoing practice since the beginning. To the best of this Board's knowledge, to date, a report has yet to be provided.

Mr. Baril questioned if there were any bylaw issues with this project. Mr. Ramsey said that as of yet, there are none; however there is no firm plan before the Board to base a decision. Mr. Baril also questioned the Realtor for Mr. Fountain, which is one of the town's Assessor's, Nathan Stewart. Mr. Baril feels that it is clearly a conflict. Mr. Ramsey stated that if he had an issue, then he would need to address the Board of Selectmen on the matter.

Mr. Baril went on to say that at a CAC (Citizen's Action Committee) he attended in which Mr. Fountain made a comment in the town purchasing his property for a safety complex. If that avenue didn't work, then he (Mr. Fountain) could build a complex and rent it to the town. Mr. Baril's question to Mr. Nardi (thru the Chairman) was why the Board of Selectmen is honing in on Mr. Fountain's property only, when the town already owns other property. Mr. Baril also stated that he approached Mrs. Acerra in the office some time ago as to the feasibility of a safety complex/dispatch center on Coy Hill Road. (Mrs. Acerra provided forms to fill out which were never returned). Mr. Baril feels that the location of such a complex should be logistically sound.

Mr. Ramsey stated that all discussion is just speculation at this time. Mr. Nardi will reach out to the Warren Water District for additional information. Although the Board doesn't feel it is a bad idea, without more specifics, cannot make any decisions.

SURVEY MONKEY

Mr. Scanlan provided a draft survey for the Board's review regarding the proposed Medical Marijuana Bylaw. Previously, it was met with opposition from the voters so the Board would like to survey the people prior to going any further. After a review, the Board would like Mr. Scanlan to provide education information as to why the Board is in favor of this bylaw. Mrs. Acerra will contact Mr. Scanlan. Motion to accept the survey with the additional educational information made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

PROPOSED ZONING AMENDMENTS/ADOPTIONS -VILLAGE DISTRICT LOT SIZES

Mr. Scanlan provided a summary of the Village District Dimensional Requirements from some Massachusetts Communities. The Board along with Mr. Scanlan will discuss at the next meeting scheduled for February 25, 2015. A tentative date for an Informational Meeting is set for March 11th and the Public Hearing for April 22nd. Once the dates/times are confirmed, all proper notifications will be made.

MINUTES

Motion to approve and sign the Minutes of December 17, 2014 as written made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

Motion to approve and sign the Minutes of January 14, 2015 as written made by Mr. Kretkiewicz; second; Mr. Krawczyk (3 Yes – Mrs. Libby and Mrs. Sepanek abstained due to absence)

BILLS/BUDGET

Motion to sign payroll for Rebecca Acerra in the amounts of \$137.46, \$208.04, \$211.76 made by Mr. Krawczyk; second: Mr. Kretkiewicz- unanimous.

Motion to sign the invoices for Wm. Scanlan in the amounts of \$1,300.00 & \$1,300.00 made by Mr. Krawczyk; second: Mr. Kretkiewicz- unanimous.

OTHER BUSINESS

The Board received a letter from the CAC regarding entertaining zoning specific to a commercial district along Rte 67. The Board will contact Mrs. Mundell to invite them in to discuss further.

Next Meeting Date: February 11, 2015 at 6PM

Motion to Adjourn made by Mrs. Libby; second: Mrs. Sepanek – unanimous at 7:50PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved