

**WARREN PLANNING BOARD
MINUTES OF FEBRUARY 11, 2015**

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

ATTENDEES: Atty. Damien Berthiaume, Mr. Roger Woods, Mr. Michael Baril, Mr. & Mrs. Robert Beaudry, Mr. Tim O'Brien, Mrs. Joyce Eichacker, Mr. Richard Demetrius, Mr. Michael Starsiak, Ms. Alana Chain, Mr. Wesley Fliss and Mrs. Cindy Courtney

Opened the Meeting at 6PM

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.

COMMENTS & CONCERNS

Mr. Kretkiewicz stated that in speaking with a resident, they expressed a concern that they had difficulty in locating the Economic Development page on the website. He wondered if there was any way it could be more easily noticed. Mrs. Acerra stated that the link was on the left side of the home page with all the other significant links to various departments.

MINUTES

Motion to approve and sign the Minutes of February 4, 2015 as written made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

BILLS/BUDGET/PAYROLL

Motion to sign payroll for Rebecca Acerra in the amounts of \$114.15 made by Mr. Kretkiewicz; second: Mrs. Libby– unanimous.

Motion to sign the invoice for the T & G for advertising (Grabowski) in the amount of \$168.00 made by Mr. Kr. Kretkiewicz; second: Mrs. Libby– unanimous.

Motion to sign the invoice for WB Mason in the amount of \$74.76 made by Mr. Kretkiewicz; second: Mr. Krawczyk – unanimous.

6:15PM – PUBLIC HEARING (SP# 263) FOR MARK ANDREWS – 50 SOUTHBRIDGE STREET (MAP 24, LOTS 162 & 163) under Sections 3.25.1 & 5.32.1 of the Town of Warren Zoning By-laws.

The Applicant has requested a Special Permit to demolish the existing structure (single family dwelling) and construct a 30' x 80' self-storage facility. Atty. Damien Berthiaume spoke on behalf of his client. As stated in the public hearing notice, Mr. Andrews is seeking a Special Permit to demo the existing structure and construct self-storage units. Under the current zoning bylaws, the proposal is an appropriate use of the property and consistent with the neighborhood and current uses in the immediate area. Mr. Andrews would need to consolidate the lot (#162 & 163) in order to create a conforming lot. Mr. Andrews owns and operates the self-storage units which are on the adjacent lot (#163). The building would be the same as the other units on the adjacent lot. The building will be a one-story structure which will be 12'-14' in height. The building will **not** contain plumbing/heating and will be secured with a fence around the back and sides of the property. There will not be any intrusive lighting. The proposed layout of the new building will be in compliance with current setbacks.

Mr. Roger Woods, of Roger Woods & Co. presented an ANR plan for the Board to sign to consolidate the lots. Mr. Michael Baril was in attendance on behalf of abutter, Mary Bellerose. Mr. Baril read aloud a letter of

support from Ms. Bellerose which has been made part of the record. The Planning Board received notification from the Board of Health citing no regulatory issues with the application. No other comment(s) have been received from any other board/committee regarding this application.

With no further comments from the board/abutters/parties of interest, the Board made the following motion: Motion to close the Public Hearing on Special Permit Application No. 263 made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous at 6:30PM. The process was explained to all in attendance to which all parties will be notified accordingly.

*Note – the ANR for the subject property for SP#263 will be signed at the end of the meeting in order to address other agenda items.

6:30PM – DISCUSSION WITH THE CONSERVATION COMMISSION/HOUSATONIC SOLAR 1, LLC

The purpose for tonight's discussion was to address the two plans that were submitted for the project known as the "Spring Street Solar". It recently came to the WCC's attention that Housatonic Solar 1, LLC had submitted two different plans. The plans that the WCC approved does not show basins while the final approved plans by the Planning Board does. In July of 2014, the WCC approved the RDA as submitted. The basins were added to the Planning Board plans as a result of the comment letter from Jeff Walsh of Graves Engineering, Inc. who performed the Peer Review. This change was done after the WCC and the developer met. Mr. Wesley Flis, P.E. spoke on behalf of Housatonic Solar 1, LLC. Mr. Flis stated that the basins are located in an area that he felt was a necessity for protecting downstream abutters. On paper, the basins are outside of the WCC's jurisdiction, however once work begins; should there be any impact to the buffer zone due to failure, it would then trigger an enforcement order from the WCC. At that point, their (WCC) jurisdiction would be to the source point. Mr. O'Brien stated that during a recent meeting with DEP, if there is no source point then there is no need for basins. If the basins increase the peak rate runoff flow, then mitigation would be necessary.

Mrs. Eichacker has requested that if indeed the basins are to remain, then they want a clay core and an inspection is required prior to backfill. Mr. Flis was agreeable to review the plans and resubmit to the WCC for approval. The Planning Board requested that any new plans submitted to the WCC, the Planning Board be copied on them as well as any narrative. All parties were in agreement.

6:45PM – ROBERT & NORMA BEAUDRY -ANR FOR 544 OLD WEST WARREN ROAD

Mr. Beaudry presented an ANR for what is depicted as Lot A-1. The property is being conveyed from Lois Fijol to Mr. & Mrs. Beaudry as an added protection to his property. The lot is non-buildable. With no further questions or discussion, the following motion was made: Motion to approve and sign the ANR for Lot A-1 for Robert E. Beaudry, Sr./Irrevocable Trust as presented made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous. Form A's and ck# 8450 in the amount of \$40.00 was presented.

THE CHAIRMAN REQUESTED A 5 MINUTE RECESS AND RECONVENE IN THE PLANNING BOARD OFFICE SO THE CONSERVATION COMMISSION MAY USE THE MEETING ROOM.

MARK ANDREWS – ANR FOR 50 SOUTHBRIDGE ROAD

As part of the proposal for SP#263 for self-storage units, an ANR was provided in order to combine the lots as shown on the plan. After a review and brief discussion, the following motion was made: Motion to approve and sign the ANR for 50 Southbridge Road combining lots 162 & 163 to create a conforming lot in accordance with the SP#263 application/proposal made by Mr. Kretkiewicz; second: Mr. Krawczyk – unanimous. (Form A's and ck#8006 in the amount of \$40.00 was presented this evening.

OTHER BUSINESS

The Board received a letter from the CAC regarding entertaining the possibility of zoning specific to a commercial district along Rte 67. The Board would like to see a map of commercial parcels along Rte 67 with a listing of whom the owners are in order to discuss at an upcoming meeting.

The Board reviewed the expenditure report as of February 10, 2015.

The Board also reviewed and discussed a memo from the Town Accountant regarding the Town Planner's invoices. In the memo, it states in part, "I (Madeline) have been directed to only pay the invoices after they have been approved by a majority of the members of the Planning Board". In speaking with Chairman Delanski, he advised that it would be "ok" if Mrs. Acerra signed off on them, after getting a verbal approval from Chairman Ramsey. Mrs. Acerra stated that oversight of the Town Planner is not within her jurisdiction and feels that it could be seen as a misrepresentation to the voters. This is **NOT** a position she will knowingly place herself in. Mr. Scanlan's invoices will be presented to the Board for approval and signatures and then processed for payment.

Next Meeting Date: February 25, 2015 at 6PM

Motion to Adjourn made by Mrs. Libby; second: Mr. Krawczyk – unanimous at 7:40PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved