

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

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

ATTENDEES: Michael Baril, Stan & Bev Soltys, James Kordek, Dario Nardi, Barry Mongeon, Louise Mundell, Bob Lavash and Jim Fountain

**Opened the Meeting at 6PM
COMMENTS & CONCERNS-NONE**

MARK ANDREWS – SPECIAL PERMIT NO. 263

After the close of the public hearing for Mark Andrews for the demolition of the existing dwelling and construction of Self-storage units located at 50 Southbridge Road, the Board had an opportunity to review all the submittals by the applicants/residents/boards/committees. With no further discussion, the following motion was made: Motion to grant Special Permit No. 263 to Mark Andrews as submitted made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous. Chairman Ramsey requested a Roll Call Vote – 5 Yes Votes.

The Board reviewed a draft Decision for Mark Andrews. After a review and discussion, the following Motion was made: Motion to approve the Decision for Mark Andrews on Special Permit No. 263 as written made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

All parties in interest will be notified in accordance with M.G.L. c 40A, §9.

6:45PM – INFORMATIONAL MEETING ON PROPOSED ZONING AMENDMENTS

The Board along with the Town Planner held the first in a series of informational meetings for the proposed zoning amendments for the Annual Town Meeting in May. The Board is considering sponsoring three different Articles. The first would be a change in dimensional requirements in the Village District. Currently, the majority of lots within the Village District do not fit current zoning standards. The second would be the inclusion of the Hardwick Knitted Fabrics property to the MCOB and finally, a Medical Marijuana Facility bylaw. Mr. Scanlan presented a power-point presentation first on the Village District dimensional requirements. Currently, 251 lots (68.2%) in Village District in West Warren are non-conforming, and in Warren the total is 391 parcels (57.3%). Under the current bylaws, a Special Permit by the Planning Board is required to do most any expansion/alteration. The Board feels that this limitation could detract people from investing in their property because their lot/structure is non-conforming. The presentation provided a detailed breakdown of statistics.

The second is a proposed bylaw for a Medical Marijuana Facility. The Board provided a survey on the town's website for residents in order to receive feedback. According to the survey, the Wright's Mill Facility was the top choice for placement of such a facility. The property is self-contained which would allow for adequate security and it is also isolated from residential properties. Mr. Fountain reminded all that housing is now allowed in the back building (#13). This property is more suitable than the MDOD due to location. Mr. Fountain also stated that he didn't feel it was the town's responsibility to find a tenant for the mill. Mr. Krawczyk stated that the town would need to have a bylaw on the books in order to even be considered for a facility. Although advertised, sadly only 17 people took the survey.

Finally, the owner of Hardwick Knitted Fabrics has requested to have his property included in the MCOB, to which he opted out of when originally proposed. This would add approximately a 5 acre parcel to the MCOB.

The Board has requested that all in attendance take this information and consider what was presented. Another informational meeting will be set for March 25, 2015 at 6:45PM.

CITIZENS ACTION COMMITTEE

Members of the committee were in attendance this evening to discuss the creation of a commercial zone along Rte 67. The length of Rte 67 from the Palmer town line to the West Brookfield town line has numerous issues such as the river, wetlands and the floodplain which could limit development. The Village District already allows for commercial uses.

Mr. Fountain stated that he didn't feel the town should worry about the floodplain and the other issues and that it should be opened up for commercial in its entirety (length) with setbacks. Mr. Krawczyk stated that he spoke with the Chair of the West Brookfield Planning Board and they are in favor of that proposal so it would extend over the town line. Additional discussions will take place on this issue to move it forward. All were in agreement.

BILLS/BUDGET/PAYROLL

Motion to sign payroll for Rebecca Acerra in the amounts of \$201.67 & \$182.64 made by Mrs. Libby; second: Mr. Kretkiewicz- unanimous.

Motion to approve and sign the request for postage in the amount of \$154.00 made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous.

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

Motion to sign the FY16 Annual Assessment from CMRPC in the amount of \$1,332.22 to be paid from the Board of Selectmen's budget made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous.

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

OTHER BUSINESS

Mrs. Acerra distributed the proposal for the Town of Warren Landfill Project. The packets included the application for Site Plan Review and associated plans. The Public Hearing has been scheduled for April 1, 2015 at 6:45PM.

The Board received the proposal from Graves Engineering, Inc. for the Peer Review for the Landfill Project. The initial cost is \$1,600.00. As of this evening, there has been no response from Quinn Engineering on the request. Motion to allow the Chairman to sign the Peer Review Contract from Graves Engineering, Inc. for the Landfill Solar Project in the amount of \$1,600.00 made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous.

Next Meeting Date: March 25, 2015 at 6:30PM

Motion to Adjourn made by Mrs. Libby; second: Mrs. Sepanek – unanimous at 8:20PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

