

**WARREN PLANNING BOARD
MINUTES OF MARCH 25, 2015**

PRESENT: Mr. Bill Ramsey; Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek, and Mr. Bill Scanlan

ABSENT: Mrs. Susan Libby; Vice-Chairman and Mr. Ed Kretkiewicz

ATTENDEES: Stan & Bev Soltys, James Kordek, James Fountain, Gary Odiorne, Ruth Lizak, Kerry Schmidt and Bill Schlosstein

Opened the Meeting at 6:30PM

COMMENTS & CONCERNS

Mr. Krawczyk advised the Board that he recently spoke with Mr. Tim O'Brien, Co-Director of Emergency Management/CERT regarding surplus office equipment/furniture. He advised Mr. O'Brien to check with the state surplus via www.mass.gov.

Mr. Soltys stated that he felt the data in the handout on the proposed Village District Dimensional requirements was more confusing than explanatory. Further discussion on this topic will be held later this evening.

MINUTES

Motion to approve and sign the Minutes of February 25, 2015 as written made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to approve and sign the Minutes of March 11, 2015 as written made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

6:45PM – INFORMATIONAL MEETING ON PROPOSED ZONING AMENDMENTS

The Board along with the Town Planner held the second 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.

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. Mr. Scanlan provided a detailed breakdown of statistics. The Village Districts have both water and sewer which could encourage and accommodate growth. Mr. Scanlan stated that in speaking with the Building Inspector, he suggested that 1 & 2 family dwellings could be combined as they are considered the same under the Building Code and keep the 3 & 4 family dwellings separate due to the CMR regulations requiring sprinklers, etc. Mr. Fountain questioned if the Site Plan Review would still apply seeing that Single Family Dwellings are exempt, to which they would be unless a change in the SPR requirement is made.

After considerable discussion, the following recommendations were made:

| TYPE | Lot Size (sq. ft.) | Frontage (feet) | Front Setback | Side/Rear Setback |
|---------------|--------------------|-----------------|---------------|-------------------|
| Single Family | 10,000 | 75 | 20 | 15 |
| 2-4 Family | 6,000/unit | 75 | 20 | 10 |
| 5 + Units | 6,000/unit | 100 | 25 | 15 |

All were in agreement to discuss and propose any changes to the Commercial/Industrial dimensional requirements at another time.

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. Again, Mr. Krawczyk reminded all in attendance that the town would need to have a bylaw on the books in order to even be considered for a facility. As of this evening a total of 33 people up from the previous 17 took the survey which is on the town's website. The results indicate a favorable response from the townspeople. Mr. Soltys stated that he is concerned over the fact that not all households in town have access to a computer and wondered if the Board would consider providing the survey at various locations throughout town. All were agreeable. He is hopeful that this will provide greater insight to the voter's position on the subject. The MDOD will also be included as a potential area.

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. All were in agreement to include.

BILLS/BUDGET/PAYROLL

Motion to sign payroll for Rebecca Acerra in the amounts of \$228.30 & \$243.52 made by Mrs. Sepanek; second: Mr. Krawczyk- unanimous.

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

The Board received a memo from the Finance Committee with a recommendation of the FY16 Budget as requested.

OTHER BUSINESS

Mrs. Acerra advised the Board that she sent a memo to the Board of Selectmen's Office advising them of the intentions of having three zoning articles on the warrant providing there is adequate funding for legal to review and comment on them.

Next Meeting Date: April 1, 2015 at 6:30PM (final informational on proposed zoning) The office will advise the members of the CAC as to the date/time.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk - unanimous at 8:30PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

