

**WARREN PLANNING BOARD  
MINUTES OF APRIL 1, 2015**

**PRESENT:** Mr. Peter Krawczyk, Mrs. Melissa Sepanek, Mr. Ed Kretkiewicz and Mr. Bill Scanlan

**ABSENT:** Mr. Bill Ramsey; Chairman Mrs. Susan Libby; Vice-Chairman

**ATTENDEES:** Beverly Soltys, Robert Lavash, Dario Nardi, Robert Downing, Barry Mongeon, Jeff Walsh and Briony Angus

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**Opened the Meeting at 6:30PM**

**In the absence of both the Chairman and Vice-Chairman, Mr. Krawczyk chaired this evening's meeting.**

**COMMENTS & CONCERNS-NONE**

**Mrs. Sepanek abstained from the following discussion due to a conflict (abutter)**

**6:45PM – Opened the Public Hearing on the Site Plan Review Application No. 28 for Borrego Solar for the Town of Warren Landfill.**

Due to the lack of a proper quorum for the purposes of this Public Hearing, the following motion was made: Motion to continue the Public Hearing to 7PM to see if Mrs. Libby attends made by Mr. Kretkiewicz; second: Mr. Krawczyk (Mrs. Sepanek abstained)

**7PM – In light of the Board's inability to act this evening on this matter, the following motion was made: Motion to continue the Public Hearing for Borrego Solar to April 8, 2015 at 6:45PM made by Mr. Kretkiewicz; second: Mr. Krawczyk – (Mrs. Sepanek abstained) . Ms. Angus from Tighe & Bond was present and she and all that attended were advised of the continuation. Confirmation letters will be sent to the proper parties.**

**INFORMATIONAL MEETING ON PROPOSED ZONING AMENDMENTS**

The Town Planner provided a newly updated handout reflecting the discussion that was held at the last meeting on March 25, 2015. Questions arose regarding the side/rear setback with respect to 2-4 family dwellings. According to the Minutes of the Meeting and Mr. Scanlan's notes it was the consensus that Option B would be presented which is a 10 foot setback. However, it appears that it is not in line with the setbacks for a less dense property. After a discussion, Mrs. Sepanek reviewed her notes and stated that the discussion jumped from single-family to 2-4 family and back and the setback for the 2-4 family was never officially agreed upon. In light of that, the Board was in agreement to put it back to a 15' setback for the 2-4 family dwellings.

Mr. Mongeon questioned how this change could bring business into town. Mr. Scanlan explained that it was not the intent to bring business in, but to provide a better opportunity to redevelop depressed housing. The village districts provide for town utilities such as water and sewer and both agencies are able to adequately accommodate the needs. Mr. Mongeon also expressed concern over the aesthetics of a commercial zone in the Village Districts. The discussion that was held regarding the formation of a commercial district will be discussed at future meetings.

Additional zoning proposals are the inclusion of the Hardwick Knitted Fabrics property to the MCOB and finally, a Medical Marijuana Facility bylaw. Surveys were left at the Senior Center for input.

**BILLS/BUDGET/PAYROLL**

Motion to sign payroll for Rebecca Acerra in the amount of \$163.62 made by Mr. Kretkiewicz; second: Mrs. Sepanek– unanimous.

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

**7:45PM – Mrs. Libby arrived for the remainder of the meeting.**

**OTHER BUSINESS**

A public hearing notice from the Town of West Brookfield was reviewed.

Mr. Mongeon questioned if there are any agencies that look at business trends in order to have a better idea of what the town should be focused on. Mr. Scanlan stated that perhaps the Pioneer Institute or CMRPC would be a place to start.

Next Meeting Date: April 8, 2015 at 6:30PM

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Kretkiewicz - unanimous at 7:35PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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Date Approved