

**WARREN PLANNING BOARD  
MINUTES OF MAY 27, 2015**

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

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

**ATTENDEES:** Beverly Soltys, Dario Nardi, Steven Skowyra and Clifford Fountain

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

**COMMENTS & CONCERNS**

Mr. Kretkiewicz questioned a sign that recently went up at Como's Garage in West Warren advertising for "racing fuel". He questioned if the sale of fuel was permitted and if so are there any regulations. Mrs. Acerra will follow up on the matter with both the Fire Chief and Board of Selectmen.

**MINUTES**

Motion to approve and sign the Minutes of May 13, 2015 as written made by Mrs. Sepanek; second: Mr. Kretkiewicz - unanimous

**SCENIC ROAD APPLICATIONS**

Mr. John Paolucci presented two Scenic Road Applications. They being 215 & 225 Sarty Road in Warren. He currently purchased the property and had two individuals lots broken out in order to construct two new homes. There are no trees/walls being taken down. Neither the Tree Warden nor Highway Surveyor provided comment on the applications. After a review and with no further discussion, the following motion was made: Motion to approve the applications for 215 & 225 Sarty Road without the need for a Public Hearing based on the information provided this evening made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

A letter will be sent to Mr. Paolucci in keeping with office protocol.

**BILLS/BUDGET/PAYROLL**

Motion to sign payroll for Rebecca Acerra in the amount of \$186.45 & \$197.86 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.

Motion to approve and sign the invoice for Turley Publications for advertising (zoning) in the amount of \$102.96 made by Mr. Kretkiewicz; second; Mrs. Sepanek – unanimous.

Motion to approve and sign the invoice for the T & G for advertising (zoning) in the amount of \$294.00 made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous.

Motion to approve the expenditure for the CMRPC Annual Dinner for delegate Peter Krawczyk in the amount of \$20.00 made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

6:45PM – Due to a work schedule conflict, Mrs. Libby arrived at 6:45PM for this evening's meeting.

**6:45PM – Public Hearing for Steven Skowyra seeking Site Plan Approval (#29) and a Special Permit (#264) for the demolition and construction of a 30' x 60' self-storage unit facility. The proposed storage facility would contain 37 individual storage units in addition to the use of an existing billboard sign for advertising. The property is located at 70 Boston Post Road and is also known as Assessor's Map 4, Lot 91 which is located in the Rural District.**

Mr. Skowyra presented a revised plan this evening that reflects changes to the drainage. The changes are based on comments from DEP fearing the original plan would create a point source. The new plan keeps the sheet flow consistent. Mr. Skowyra is currently before the Conservation Commission regarding this project. He did state that they (WCC) received a favorable letter from NHESP.

The plans also call for the demolition of the existing structures on the site. Other points of interest in the project are:

- The existing billboard which is on private property will be used for advertising
- Driveway will be asphalt
- Lighting will be on all four corners of the new structure
- No water or plumbing to the units
- Not to be used as living quarters
- No fence at this point. Open to erecting one should it become necessary

There were no comments from any in attendance. The Board of Health had no opposition to the project. No other comments were received from any other board/committee/departments.

With no further questions, the following motion was made: Motion to close the Public Hearing for Site Plan Review No. 29 and Special Permit Application No. 264 for Steven Skowyra made by Mrs. Libby; second: Mrs. Sepanek – unanimous at 6:50PM

Mr. Skowyra was advised of the process following the close of the hearing and all parties will be notified accordingly.

#### **OTHER BUSINESS**

The Board requested that a letter of support be sent to the Board of Selectmen requesting that they approve the contract extension for Wm. Scanlan for FY16. Motion was made by Mrs. Sepanek and seconded by Mr. Kretkiewicz – unanimous.

Motion to sign and send the letter of support to CMRPC for the DLTA Program in order to explore opportunities for the Wright Mill Facility made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous.

Next Meeting Dates: June 24th and July 8th, 2015 at 6:30PM. Additional meetings will be posted if needed.

Mr. Kretkiewicz requested that the office contact the operators of the Morin Solar Facility located on Little Rest Road regarding violations of the Orders of Conditions/Zoning.

Motion to Adjourn made by Mrs. Libby; second: Mrs. Sepanek - unanimous at 7:15PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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Date Approved

