

**WARREN PLANNING BOARD
MINUTES OF JULY 8, 2015**

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

ABSENT: Mrs. Susan Libby; Vice-Chairman

ATTENDEES: Selectman James Gagner, Dario Nardi, Seth Lajoie, John Lizak, Brian Corriveau, Steve Skowyra, Don Nickerson, Bob & Jean Lavash, Vernon & Barbara Keith and John Champ and Kevin Delaney from Industrial Communications

Opened the Meeting at 6:30PM in the Shepard Building Gymnasium

STEVEN SKOWYRA –ANR FOR CRONIN ROAD

Mr. Skowyra presented an ANR for the Board's review. He is purchasing what is depicted as Parcel "A" from Ronald & Gary Adley. Parcel "A" contains 5.46 acres and has the required frontage for the Rural District. Mr. Skowyra did not have the required Form A's or signing fee with him this evening, however the Board made the following motion: Motion to sign and approve the plan as presented and hold the plans/mylar in the office until such time when all proper documentation is provided to the office made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous. Mr. Skowyra was agreeable and will provide the necessary paperwork as soon as possible.

COMMENTS & CONCERNS

Mr. Nickerson expressed concern over the gravel pit located on Old West Brookfield Road which is owned and operated by Three-Hole Trust. His immediate concern is that of the level nearest the road. Under section 8.6.9 (b) the bylaw states that the elevation "must be level with public road for two hundred (200') feet". Annual inspections will be scheduled in the near future and this will be addressed. Mr. Nickerson also requested a written response from the Zoning Enforcement Officer regarding the property located at 784 Old W. Brookfield Road which is owned by Kevin Dorman. According to Mr. Nickerson, Mr. Dorman has been hauling material from his property as a commercial venture. When previously questioned about his actions, he (Mr. Dorman) at that time stated this fell under the agricultural status. The issue will be looked into again for clarification and confirmation.

6:45PM – CONTINUATION OF THE PUBLIC HEARING ON SITE PLAN REVIEW APPLICATION NO. 30 FOR JOHN LIZAK, LIZAK BUS SERVICE, INC. – 1301 MAIN STREET.

At this time, Chairman Ramsey advised all in attendance that the applicant's engineer did not provide the revised plans/narrative to Graves Engineering for review until after 12 noon today. Therefore, without the chance for the board to review the comment letter that was received from GEI at 5PM this evening, the following motion was made: Motion to continue the Public Hearing on Site Plan Review No. 30 for John Lizak, Lizak Bus Service, Inc. until July 22, 2015 at 6:45PM made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

ROGER & WENDY SWALLOW – SPECIAL PERMIT NO. 265

The Board closed the Public Hearing on SP#265 for Roger & Wendy Swallow who requested a Special Permit under Section 3.27 – Accessory Apartment. The property is located at 1054 Old West Brookfield Road. After consideration of the application, the following motion was made: Motion to grant the Special Permit Application No. 265 to Roger & Wendy Swallow as requested made by Mr. Kretkiewicz; second: Mr. Krawczyk – unanimous (Roll Call Vote: 4 Yes Votes)
Motion to approve and sign the Decision for SP#265 as written made by Mr. Kretkiewicz; second: Mr. Krawczyk – unanimous (Roll Call Vote: 4 Yes Votes)

The Decision will be filed with the Town Clerk and all parties will be notified accordingly.

7PM – INDUSTRIAL COMMUNICATIONS: John Champ and Kevin Delaney

Mr. Champ and Mr. Delaney addressed the Board this evening regarding cell towers and cell service currently in town. The town bylaws currently allow for cell towers to be erected within the overlay district which runs along a portion of the turnpike. When first adopted in 1999, the bylaw was appropriate for the time. Residents have expressed concerns over lack of coverage in the downtown area. In order to provide coverage in the downtown area, cell towers would need to be erected in other areas located throughout town. In order to do that a zoning change would be required.

Mr. Champ did provide a map outlining current service in town. Clearly, the need exists for additional coverage. The Board did received letters of support from the Fire and Police Chiefs as well as the school. All members agreed that cell service is vital in this economy. The board was in agreement to move forward to have a proposal before the voters in the fall.

Informational meetings will be held for resident input. Mr. Krawczyk did caution all that when Verizon approached the board, they found that the additional coverage did not warrant the expense, but was in full agreement to move forward.

JUDITH FITZGERALD – COY HILL ROAD

Ms. Fitzgerald provided an ANR for the Board’s consideration. The plan depicts adding Parcel 1 to her current area as back land. After a review, the Board made the following motion: Motion to approve and sign the ANR for Judith Fitzgerald in order to add Parcel 1 to her current land as shown made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous. Form A’s and the signing fee (ck# 2531) in the amount of \$40.00 was provided this evening.

BILLS/BUDGET/PAYROLL

Motion to sign payroll for Rebecca Acerra in the amount of \$139.77 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 Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

OTHER BUSINESS

The Board reviewed Public Hearing Notices from the towns of Ware and Palmer.

Mr. Krawczyk continues to work with legislators on lifting the moratorium on Inspection Stations.

Next Meeting Date: July 22, 2015 at 6:30PM.

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

