

**WARREN PLANNING BOARD
MINUTES OF JULY 22, 2015**

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

ABSENT: Mrs. Susan Libby; Vice-Chairman

ATTENDEES: Seth Lajoie, John Lizak, Bob & Jean Lavash, Beverly Soltys and Cliff Fountain

Opened the Meeting at 6:30PM.

COMMENTS & CONCERNS

Mr. Kretkiewicz advised the Board that he is currently researching area towns to see what it is in place in terms of zoning for Wireless Communication Facilities. He is hoping to have some data for the next meeting.

MINUTES

Motion to approve and sign the Minutes of June 24, 2015 as written made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous.

Motion to approve and sign the Minutes of July 8, 2015 as written made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

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

Mr. Lajoie who spoke on behalf of his client, Mr. Lizak, provided an updated plan as requested. The revised plan details parking, height of the retaining wall and also provided comments from MassDOT. The parking spaces vary from 9' up to 18' long in order to accommodate buses. Mr. Krawczyk expressed a concern that in light of his commercial business which includes the transportation for travel trips, at least on parking space should be a dedicated handicap space. In order not to delay this project any further, all were in agreement to allow Mr. Lajoie to alter the plan by hand to depict the handicap space. With no further questions from abutters or board members the following motion was made: Motion to close the Public Hearing for Site Plan Review No. 30 for John Lizak, Lizak Bus Service, Inc. made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

Motion to approve and accept the revised plan as submitted this evening made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

Once a Decision is made and filed with the Town Clerk, all parties will be notified accordingly.

BORREGO LANDFILL SOLAR PROJECT

The Board discussed the merits of the project. One issue remains a sticking point, which is the decommissioning bond. Under the lease agreement that is with the Board of Selectmen, a provision is in place that would activate the bond in year 18 of the 20 lease agreement. At no point was this discussed with the Planning Board and is not consistent with the requirements of the zoning. Both Mr. Krawczyk and Mr. Kretkiewicz strongly agree that the bond provision must be part of the Orders of Conditions within the Planning Board's authority. The office will contact Mr. Sarno and advise him of the Board's decision.

BILLS/BUDGET/PAYROLL

Motion to sign payroll for Rebecca Acerra in the amount of \$217.42 & \$240.72 made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

Motion to sign the invoice for Wm. Scanlan in the amount of \$1,300.00 for w/e July 10th made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

Motion to sign the invoice for Graves Engineering in the amount of \$1,775.30 made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

CMRPC DELEGATE

Motion to nominate Peter Krawczyk as delegate to the Central Mass. Regional Planning Commission made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous.

OTHER BUSINESS

The Board reviewed memos from the BOS regarding surplus equipment and the use of Town Counsel.

Notification from the WCC advising all that the basin will be installed at the Housatonic Solar site located at 87 Spring Street in accordance with the Orders of Conditions from the WCC.

Next Meeting Date: August 19, 2015 at 6:30PM in the gymnasium.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous at 7:50PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved