

**WARREN PLANNING BOARD
MINUTES OF AUGUST 19, 2015**

PRESENT: Mr. William Ramsey; Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek,
Mr. Ed Kretkiewicz and Town Planner, Mr. William Scanlan

ABSENT: Mrs. Susan Libby; Vice-Chairman

ATTENDEES: See Attached List

Opened the Meeting at 6:30PM.

COMMENTS & CONCERNS

Joyce Eichacker and Richard Demetrius from the Conservation Commission addressed the Board this evening regarding the Housatonic Solar 1, LLC solar project on 87 Spring Street. Both the WCC and Planning Board met at our February 11, 2015 meeting with representatives from Housatonic Solar 1, LLC to discuss the two different plans that have been submitted. On the plan that the WCC approved does not show basins while the final approved plans by the Planning Board does. The basins were added to the Planning Board plans as a result of the comment letter from Jeff Walsh of Graves Engineering, Inc. who performed the Peer Review. At the time, all agreed that if the basins are to remain, then the WCC would request that a clay core and an inspection would be required prior to backfill. According to Mrs. Eichacker, the basin was not built to spec. Ultimately, the location of the basin is outside of the WCC's jurisdiction. Both Mrs. Eichacker and Mr. Demetrius feel that the Planning Board should be the entity inspecting the basins. They also stated that the office should be receiving SWIP reports, which to date have not been supplied. The Planning Board took the information under advisement and will discuss the matter in more detail at an upcoming meeting.

6:45PM – PUBLIC HEARING (SP# 266) FOR MARK ANDREWS – 50 SOUTHBRIDGE STREET (MAP 24, LOT 161) under Sections 3.25.1 & 5.32.1 of the Town of Warren Zoning By-laws.

The Applicant has requested a Special Permit to construct a 20' x 60' self-storage facility. Atty. Blaise Berthiaume spoke on behalf of his client. As stated in the public hearing notice, Mr. Andrews is seeking a Special Permit to a construct self-storage unit. Under the current zoning bylaws, the proposal is an appropriate use of the property and consistent with the neighborhood and current uses in the immediate area. Mr. Andrews would need to consolidate the lot in order to create a conforming lot as noted in Note#6 of the plan submitted. Mr. Andrews owns and operates the self-storage units which are on the adjacent lot (#163) to which the Board just granted a similar permit earlier this year. The building would be the same as the other units on the adjacent lot. The building will be a one-story structure which will be 12'-14' in height. The building will **not** contain plumbing/heating and will be secured with a fence around the back and sides of the property. There will not be any intrusive lighting. The proposed layout of the new building will be in compliance with current setbacks. There were no comments from any abutter or town department or committee on the proposed project. With no further questions or discussion, the following motion was made: Motion to close the Public Hearing on SP#266 for Mark Andrews made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous. Atty. Berthiaume and Mr. Andrews were advised that the Board would review the merits of the application and all appropriate parties will be notified of the Board's decision.

INFORMATIONAL MEETING TO DISCUSS PROPOSED ZONING AMENDMENTS

Chairman Ramsey requested that Selectman James Gagner, Jr. address those in attendance this evening. WCF Bylaw - 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.

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. Mr. Gagner once again stated that he has spoken to representatives from Industrial Communications on several occasions; however they were not able to attend this evening. For the record, there is no one particular site proposed but in order for developers to look to Warren, zoning needs to be in place. Mr. Kretkiewicz stated that he spoke with Mrs. Coache in the Assessor's Office and was advised that the tower on Devils Lane generates approximately \$20,000.00 in taxes (real and personal) per year.

Chairman Ramsey took questions from the audience:

Michael Baril who owns property on Coy Hill Road stated that the town already has existing towers and wondered if the board has contacted the tower owners, to which Mr. Gagner stated that he had not. Mr. Gagner also stated that developers want to increase their own bottom line therefore co-locating on an existing tower most likely would not be profitable enough to draw them to town.

Brian Corriveau – Crouch Road – Mr. Corriveau feels that by having a tower in the downtown area would be an eyesore. He went on to say the town owns a 40' strip on Crouch Road adjacent to his own property which he would be willing to sell/lease to the developers. Mr. Kretkiewicz stated that that particular location would most likely not be effective because it would be shadowed by Mark's Mountain.

Mr. Scanlan stated that the town owned properties in the Village Districts are mostly low lying areas and not suitable.

Commercial Zone Bylaw (proposed)

The Board is considering the creation of a commercial zone that runs along Rte 67 from the Palmer town line to the West Brookfield town line. Mr. Scanlan had a brief slideshow that depicted environmental constraints and infrastructure. This is a very preliminary discussion therefore there was no firm discussion on dimensional setbacks. This discussion will be taken up again at our next meeting on September 9th.

MINUTES

Motion to approve and sign the Minutes of July 22, 2015 made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

BILLS/BUDGET/PAYROLL

Motion to sign payroll for Rebecca Acerra in the amount of \$186.36 Mr. Kretkiewicz; second: Mr. Krawczyk- unanimous.

Motion to sign the invoice for Wm. Scanlan in the amount of \$1,300.00 for w/e August 14th made by Mrs. Sepanek; second: Mr. Kretkiewicz– unanimous.

Motion to sign the request for postage in the amount of \$98.00 made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

Motion to sign the invoice for WB Mason in the amount of \$38.22 made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

Motion to sign the invoice for Turley Publications for advertising in the amount of \$139.50 made by Mr. Kretkiewicz; second: Mrs. Sepanek – unanimous.

OTHER BUSINESS

Next Meeting Dates: August 26th and September 9th at 6:30PM

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Kretkiewicz – unanimous at 8:00PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

