

**WARREN PLANNING BOARD
MINUTES OF SEPTEMBER 9, 2015**

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

ATTENDEES: James Gagner, Beverly Soltys, Tom Boudreau, Roger Woods, Brian Corriveau, Don Nickerson, James Fountain, Kathy & Joe Bonvie, Barbara & Vernon Keith and Mark Andrews

Opened the Meeting at 6:30PM.

COMMENTS & CONCERNS -None

MINUTES

Motion to approve and sign the Minutes of August 10, 2015 as written made by Mr. Kretkiewicz; second: Mrs. Libby – 3 Yes, 2 Abstentions (Mr. Ramsey and Mrs. Sepanek abstained due to absence)

Motion to approve and sign the Minutes of August 19, 2015 as written made by Mrs. Sepanek; second: Mr. Kretkiewicz – 4 Yes, 1 Abstention (Mrs. Libby abstained due to absence)

Motion to approve and sign the Minutes of August 26, 2015 as written made by Mr. Kretkiewicz; second: Mrs. Sepanek – 4 Yes, 1 Abstention (Mrs. Libby abstained due to absence)

INFORMATIONAL MEETING TO DISCUSS PROPOSED ZONING AMENDMENTS

Wireless Communication Facilities

Chairman Ramsey requested that Planning Board Members address the audience first then asked Selectman James Gagner, Jr. to address those in attendance as well.

Mr. Kretkiewicz stated that the current zoning for WCF was adopted in 1999, which at the time was adequate. All agree that with the ever changing needs of today's technology; a change is also needed within this bylaw. He feels that specifics are irrelevant at this point, but critical that the Board move forward with change.

Mr. Krawczyk stated that he researched other towns and feels that we have missed many key issues that protect the town. He provided copies of the Town of Sharon's bylaws with regard to WCF's and feels that the Board should take a closer look at the restrictions before rushing into putting an amendment before the voters. He suggested that the Board could possibly hold off till spring citing the "do it once, do it right" approach.

Selectmen Gagner requested that the Board move forward with a change in which he along with others agree is long overdue. Mr. Nickerson and Mr. Corriveau both urged the Board not to push this off until the spring. Mr. Boudreau stated that he agreed with Mr. Krawczyk and his concerns however urged the Board to move quickly to act.

Commercial District Bylaw

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 stated that new development would be very limited by environmental issues. He suggested that perhaps a change in the "Use" table or reduction of dimensional requirements would be a better way to approach the issue. He doesn't recommend altering steep areas with slopes which are very costly to develop. He also doesn't feel that it is worth re-zoning from a planning perspective. All members agreed that a zone/district be opened up as discussed. Mr. Scanlan stated that he feels this should be on the Annual Town Meeting warrant in May but could push it thru for the Special Town Meeting in November. He will present a draft to the Board for review.

Both topics will be addressed further at our September 30th meeting.

KATHLEEN & JOSEPH BONVIE – ANR – COMINS POND ROAD

Mr. & Mrs. Bonvie along with Roger Woods presented an ANR for Comins Pond Road in Warren. The plan depicts a mutual exchange of property to straighten and clarify property lines. After a review and brief discussion and with no further questions, the following motion was made: Motion to approve and sign the ANR for Lot 2A and Parcel B as presented this evening made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous. Form A's and the signing fee of \$80.00 (ck# 325) was presented this evening.

MARK ANDREWS – ANR – 50 SOUTHBRIDGE ROAD

Mr. Andrews along with Roger Woods presented an ANR for 50 Southbridge Road in Warren. Mr. Andrews recently purchased a parcel of land (Map 24, Lot 161) which he proposed the construction of a self-storage unit. The plan depicts lots 161, 162 & 163 being combined to form one contiguous parcel. After a review and brief discussion and with no further questions, the following motion was made: Motion to approve and sign the ANR for 50 Southbridge Road as presented this evening made by Mrs. Libby; second: Mrs. Sepanek – unanimous. Form A's and the signing fee of \$40.00 (ck# 1350) was presented this evening.

REVIEW AND DISCUSSION ON DECISION FOR SPECIAL PERMIT # 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. As stated at the public hearing, 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. The ANR was presented earlier this evening. 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 grant the Special Permit #266 for Mark Andrews and accept the Decision as presented with conditions made by Mr. Kretkiewicz; second: Mrs. Sepanek – 4 Yes, 1 Abstention (Mrs. Libby due to absence). Roll Call 4 Yes Votes, 1 Abstention. Mrs. Acerra will file the Decision with the Town Clerk's Office and Mr. Andrews was advised of the process that follows. All appropriate parties will be notified of the Board's decision.

BILLS/BUDGET/PAYROLL

Motion to sign payroll for Rebecca Acerra in the amount of \$267.89 & \$194.13 Mr. Kretkiewicz; second: Mrs. Libby-unanimous.

Motion to sign the invoice for Wm. Scanlan in the amount of \$1,300.00 for w/e August 28th made by Mrs. Libby; second: Mr. Kretkiewicz- unanimous.

OTHER BUSINESS

Mr. Scanlan advised the Board that he is working on the Mill Redevelopment with CMRPC. He stated that he met with Senator Gobi, Representative Smola and others who toured the mill. Part of the discussion centered on the incubator concept. He will provide additional information as it becomes available

Tentative Meeting Dates: September 16th at 6PM (RHERT site inspection) and September 30th at 6:30PM

Motion to Adjourn made by Mr. Kretkiewicz; second: Mrs. Libby- unanimous at 7:45PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved