

**WARREN PLANNING BOARD  
MINUTES OF MARCH 14, 2016**

**PRESENT:** Mr. William Ramsey; Chairman, Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk and Mrs. Melissa Sapanek

**ATTENDEES:** See Attached

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**The Meeting was called to Order at 7:15PM.**

**COMMENTS & CONCERNS – None**

**MINUTES**

Motion to approve and sign the Minutes of February 3, 2016 and February 18, 2016 as written made by Mrs. Libby; second: Mrs. Sapanek – unanimous.

Motion to approve and sign the Minutes of February 25, 2016 as written made by Mrs. Libby; second: Mrs. Sapanek – 3 Yes, 1 Abstention (Mr. Krawczyk – absent)

Motion to approve and sign the Minutes of February 29, 2016 as written made by Mrs. Sapanek; second: Mr. Krawczyk – 3 Yes, 1 Abstention (Mrs. Libby – absent)

**BILLS/MEMOS/PAYROLL**

Motion to approve and sign payroll for Rebecca Acerra in the amount of \$182.48 and \$178.60 made by Mrs. Sapanek; second: Mr. Krawczyk – unanimous.

Motion to approve and sign the invoice for Wm. Scanlan in the amount of \$1,300.00 made by Mrs. Libby; second: Mrs. Sapanek – unanimous.

Motion to approve and sign the invoice for W.B. Mason in the amount of \$37.52 made by Mrs. Libby; second: Mrs. Sapanek – unanimous.

Motion to approve and sign the fee for attendance at the CPTC Annual Meeting at Holy Cross in the amount of \$65.00 made by Mrs. Libby; second: Mrs. Sapanek – unanimous.

The Board reviewed the Expenditure Report as of 3/21/16.

**7:30PM – PUBLIC HEARING (SP# 271) FOR MARK ANDREWS – 51 SOUTHBRIDGE ROAD (MAP 24, LOT 227) under Sections 3.25.1 & 5.32.1 of the Town of Warren Zoning By-laws. Mr. Roger Woods is in attendance this evening on behalf of Mr. Andrews. A notarized affidavit was submitted to allow Mr. Woods act on his behalf.**

The Applicant has requested a Special Permit to construct a 20' x 150' self-storage facility. 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 also submitted documentation from MassDOT under M.G.L. c40, §54A. The building will be a one-story structure which will be 2,600 sq. ft. The building will *not* contain plumbing/heating and will be secured with a 4' chain link 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. The proposal also calls for a 5,040 sq. ft. open storage area. The

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Board of Health and Conservation Commission submitted written comments citing no opposition to the project. There were no comments from any abutter or any other town department or committee on the proposed project. Mr. Krawczyk stated that after looking at the plans doesn't feel that it is an appropriate site for this project. Mrs. Libby felt that this project is certainly no worse than what Main Street has to offer. With no further questions or discussion, the following motion was made: Motion to close the Public Hearing on SP#271 for Mark Andrews made by Mrs. Libby; second: Mrs. Sepanek – unanimous. Mr. Woods was advised that the Board would review the merits of the application and all appropriate parties will be notified of the Board's decision.

**7:45PM – PUBLIC HEARING ON SPECIAL PERMIT APPLICATION NO. #270 FOR JOHN FIJOL-MAP 15, LOT 47 (PORTION OF) under Section 3.24.4 & 5.32 to operate a Junkyard/Automobile Graveyard which includes the storage of junk/scrap vehicles and parts. The property is located at 656 Old W. Warren Road and is located in the Residential District.**

Mr. Fijol filed for a Special Permit in order to bring his property into compliance. In addition, by requesting this Special Permit, he will also be able to remove vehicles from his property located at 386 Old W. Warren Road, which he currently is not permitted to store junk/scrap vehicles. That property is also his personal residence and when broken out from the larger portion, lost his protection for his Class III License.

Mr. Fijol's property located at 656 Old W. Warren Road lies in both the Village District as well as the Residential District. Operation of a Junkyard/Automobile Graveyard is allowed by the granting of a Special Permit in the Residential District. Mr. Fijol provided an ANR for the Board to sign in order to break-out the Residential portion. At that same address, in the Village District portion of his property he is currently operating his repair business, which is also by Special Permit (#241). Special Permit No. 241 *prohibits* the storage of junk/scrap vehicles. Due to current industry standards, the price of scrap metal has dropped and he is currently stock-piling the vehicles on the property at 386 Old W. Warren Road which is not only in violation of the zoning by-laws, but unsightly. According to Mr. Fijol, the vehicles that he takes in do have oils and gas to which he has a draining station at his house which he intends to move to his new location at 656 Old W. Warren Road.

As of this evening, the Board of Health and the Conservation Commission has provided written comment citing no opposition to this proposal. Several residents were in attendance this evening and provided the following comments/concerns:

**Rose Borowiec-138 Coy Hill Road** - Ms. Borowiec felt that Old W. Warren Road is unsafe and the vehicles travel to fast.

**Paula Mansfield – 95 Highland Street**-expressed concern over the vehicles on Old W. Warren Road and those across from 386 Old W. Warren Road nearest to Rte 67. It was explained that both sides of the road would be cleaned up and all scrap will be moved to 656 Old W. Warren Road when permitted.

The Board also discussed requesting that the Highway Superintendent place a "caution" sign on Old W. Warren Road. The Police Department will be contacted as well regarding the speeding trucks. Fencing will be required. Trees currently encompass a  $\frac{3}{4}$  of the property.

With no further discussion at this time, the following motion was made: Motion to close the Public Hearing for SP# 270 for John Fijol made by Mrs. Libby; second: Mrs. Sepanek – unanimous at 8:17 PM.

All in attendance were advised to the next steps in the process and all appropriate parties will be notified accordingly.

**PROPOSED ZONING AMENDMENTS**

The Board reviewed the draft proposal of the sign by-law. This will be discussed further at upcoming meetings.

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Wm. & Michelle Holmgren – 501 Old W. Brookfield Road – All members are in favor, however Mr. Krawczyk did research the Hours of Operations on other courses and he found that only 2 of them were dawn to dusk. This will be discussed further at an upcoming meeting.

Next Meeting Date(s): March 16<sup>th</sup>@ 6PM and March 21<sup>st</sup> at 7:15PM.

Motion to Adjourn made by Mrs. Libby; second: Mrs. Sepanek – unanimous at 8:45 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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Date Approved