

**WARREN PLANNING BOARD  
MINUTES OF SEPTEMBER 12, 2016**

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

**ABSENT:** Mrs. Melissa Sapanek

**ATTENDEES:** James Gagner, Bill & Michelle Holmgren Beverly Soltys and Mark Andrews

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

**COMMENTS & CONCERNS**

Mr. Krawczyk discussed CMRPC's inquiry as to what the Town of Warren's interest in planning are for the future. He requested that the members consider discussing at a future meeting.

Mr. Gagner addressed the Board this evening to request the Planning Board's support in sponsoring an Article at the STM to change the frontage requirements for WCF. As it turns out, the developer for the Southbridge Road property, Industrial Communications failed to do their due diligence in their surveying the land. The proposed lot is short approximately 15 feet. He is requesting that the zoning be changed to a frontage requirement of 75' for WCF only. The Board will discuss further the details and provide an answer shortly.

**7:30 PM – PUBLIC HEARING ON SPECIAL PERMIT APPLICATION NO. 272 FOR MARK ANDREWS TO CONSIDER THE CONSTRUCTION OF A SELF-STORAGE FACILITY LOCATED AT 51 SOUTHBRIDGE ROAD.**

Mr. Andrews was made aware that he would need a Super Majority Vote in order to pass and requested that the Board move forward with the hearing. Mr. Andrews did stake out the footprint of the proposed building and the members were able to view the site. The project is for the construction of a 3,300 sq. ft. facility. The plan is in keeping with the other facilities on the lot. All members were satisfied with the plan proposed and with no further discussion the following motion was made: Motion to Continue the Public Hearing for Mark Andrews for SP# 272 to Thursday, September 22, 2016 at 6PM made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

**ANR – WILLIAM & MICHELLE HOLMGREN – 501 OLD WEST BROOKFIELD ROAD**

Mr. & Mrs. Holmgren presented an ANR for the property located at 501 Old W. Brookfield Road. Their property is also the subject of a Special Permit for a Disk-Golf Course. The plan presented depicts breaking out Lot 1C for their home, which meets or exceed the minimum frontage and area requirements. With no further discussion, the following motion was made: Motion to approve and sign the ANR for 501 Old W. Brookfield Road for Wm. & Michelle Holmgren as presented made by Mrs. Libby; second: Mr. Veliz – unanimous. Form A's and the signing fee (ck#3758 for \$40.00) was presented this evening.

**ANR – BERTIN ENGINEERING SUBMITTED AN ANR ON BEHALF OF TFD118 REALTY TRUST, ALBERT BEAUMIER.** The plan depicts defining the property along with town line with the Town of Palmer. There is no change in frontage or area. With no further discussion, the following motion was made: Motion to approve and sign the ANR submitted by Bertin Engineering for 118 Town Farm Drive as presented made by Mrs. Libby; second: Mr. Krawczyk – unanimous. Form A's and the signing fee (ck# 1063 for \$40.00) was presented this evening.

**SCENIC ROAD APPLICATION-170 COY HILL ROAD**

Mr. Ken Gartner submitted an application for a Scenic Road. There is currently one existing opening and he is requesting to have another. The Tree Warden has no regulatory issues with the proposal. An application for

a Street Entrance Permit has been provided. With no further discussion, the following motion was made: Motion to approve the application without the necessity for a Public Hearing made by Mrs. Libby; second: Mr. Krawczyk – unanimous. Mr. Gartner will be notified in writing.

**BORREGO SOLAR – LANDFILL SOLAR PROJECT**

Borrego Solar has requested that the Planning Board approve a minor modification to their previously approved plan. The plan that was submitted was not stamped however depicted a change in the access driveway which would decrease the steepness and a change in the location of a pole. The members agreed that if the Conservation Commission, DEP and the Board of Health has no issues with the change, then a new Public Hearing would not be necessary. Prior to the issuance of a building permit, a stamped plan will need to be provided to the office.

**BILLS/MEMOS/PAYROLL**

Motion to approve and sign payroll for Rebecca Acerra in the amounts of \$65.72, \$147.87 & \$94.47 made by Mrs. Libby; second: Mr. Krawczyk - unanimous.

Motion to sign the invoice for Roberts & Sons printing in the amount of \$170.89 made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

**NEXT MEETING DATE(S):** September 22, 2016 at 6:00 PM and September 26, 2016 at 7:15 PM.

Motion to Adjourn made by Mrs. Libby; second: Mr. Veliz – unanimous at 8:37 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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Date Approved

