

WARREN PLANNING BOARD  
MINUTES OF DECEMBER 14, 2011

Present: Mrs. Susan Libby; Vice- Chairman, Mr. Peter Krawczyk, Mr. David Messier and Mrs. Melissa Sepanek

Absent: Mr. Bill Ramsey

Attendees: James Fountain and Keith Terry

---

Opened the Meeting at 6:00 PM

Comments and Concerns: The Board was in full agreement to have Mr. Scanlan work on a grant for the Town Hall. This request was from the Board of Selectmen. A copy of the DTLA notice from CMRPC was also provided to Mr. Scanlan.

Solar Farm – Little Rest Road: Mrs. Acerra advised the Board that Mr. Beuttell from Stantec Consulting began working on the Site Plan Review Application for the Solar Farm located on Little Rest Road. Mr. Beuttell requested a preliminary meeting with the Board to go over the documentation; however Mr. Krawczyk was somewhat uneasy over the request. He feels that speaking prior to the hearing could create issues down the road. The board was split, however it was agreed to have Mr. Beuttell file as soon as possible and are all confident that a complete application will be submitted.

Motion to approve the Minutes of November 30, 2011 as written made by Mrs. Sepanek; second: Mr. Messier – 3 Yes, 1 Abstention – Mrs. Libby due to absence.

Motion to approve and sign payroll for Rebecca Acerra in the amount of \$124.84 and \$121.37 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

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

After a review of the expenditure report as of 11/29/11, the Board agreed to purchase the updated copy of the Handbook of Massachusetts Land Use and Planning Law.

Upcoming Meeting Dates: 12/28/11 at 6:30 PM and 1/11/12 at 6:00 PM.

6:30 PM – Continuation of the Public Hearing for James Fountain/Fountain & Sons Fuel Co., Inc. for the Special Permit Application No. 248. Mr. Fountain has requested a Special Permit under Section 3.23.15 to construct a 60' x 80' garage with the intent to operate a contracting business with equipment in the Rural District. Keith Terry from Sherman and Frydryk provided an engineered plan as requested. A comprehensive plan and narrative that was submitted addressed all aspects of Site Plan Review. Mr. Terry, speaking on behalf of Mr. Fountain, stated that his client will be filing with the Conservation Commission. The Storm Water Management plan has been prepared to meet the Massachusetts standards. Roof runoff will go into the infiltration basin.

WPB Minutes  
December 14, 2011  
Page 2

After a review and further discussion, the Board was satisfied with his application and submissions. With no further discuss and with no other individuals present, the following motion was made:

Motion to close the Public Hearing for James Fountain/Fountain & Sons Fuel Co., Inc. on Special Permit Application No. 248 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 6:50 PM.

The Board advised Mr. Fountain that they will review his application and he will be notified of their decision accordingly.

A work meeting was scheduled for December 28, 2011 at 6:30 PM.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 7:00 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

Date Approved \_\_\_\_\_