

WARREN PLANNING BOARD
MINUTES OF JUNE 13, 2012

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

Absent: Mr. Bill Ramsey

Attendees: Tom Fancy, Leona Wrobel, Michael Garrepy, Alice Witaszek, Linda Wrobel, Ann Banville and Al Dimo

Opened the Meeting at 6:00 PM

Amy Morin – SP#252 – The Board reviewed a draft decision on the Special Permit Application No. 252 for Amy Morin, 1355 Main Street in Warren. The Applicant had requested a Special Permit for the purpose of constructing a 10' x 29' dormer onto a pre-existing, non-conforming structure which required a Special Permit.

After a review, and with no further discussion the following motion was made: Motion to grant and sign the Decision for Special Permit No 252 for Amy Morin as written made by Mrs. Sepanek; second: Mr. Messier – unanimous. Roll Call Vote: 4 Yes Votes

The Decision will be filed in the Office of the Town Clerk and the Applicant will be notified accordingly.

Motion to accept the Minutes of June 6, 2012 as written made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Tom Fancy – Mr. Fancy from Sherman and Frydryk presented an ANR plan on behalf of William Leblanc of 2090 Southbridge Road. The plan is a re-division of a larger lot into Lots C1, C2 and C3. All lots have sufficient frontage and area. After a review, the following motion was made: Motion to sign the ANR plan for Wm. Leblanc as presented made by Mr. Messier; second: Mrs. Sepanek – unanimous. Form A's and the signing fee of \$120.00 was provided this evening.

Motion to sign payroll for Rebecca Acerra in the amount of \$131.72 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

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

Motion to sign the T & G invoice for advertising in the amount of \$348.24 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

6:30 PM – Continuation of the Public Hearing on Site Plan Review Application No. 15 for Michael Garrepy. Mr. Garrepy has requested Site Plan Approval for a landscaping business located in West Warren. Mr. Garrepy provided an e-mail from MassDot regarding the issue of

the proposed business being along side of a state highway. MassDot stated that there are no issues however; Mr. Garrepy must complete an application for that site. Mr. Garrepy also supplied a hand-drawn plan depicting the layout of the business. The plan does not reference any measurements or proposed traffic flow. By his own admission, Mr. Garrepy did state that delivery trucks would block one lane of traffic. Deliveries would be limited.

Mr. Dimo, who worked at the gas station that previously was there some years ago stated that tanker trucks would deliver gas without any trouble. Mr. Garrepy feels that this traffic issue would be no different than driving around trash trucks. Mr. Garrepy requested operating hours to be 7AM to 7PM – 7 days/week. With no further discussion at this time, the following motion was made: Motion to continue the Public Hearing for Michael Garrepy on SPR#15 to June 20, 2012 at 6:30 PM in order for him to provide the approved application from MassDot as requested made by Mrs. Sepanek; second: Mr. Messier – unanimous.

Next Meeting Dates: June 20th and July 11th.

Motion to Adjourn made by Mr. Messier; second: Mrs. Sepanek – unanimous at 6:50 PM.

Respectfully submitted

Rebecca Acerra
Secretary

Date Approved _____