

**WARREN PLANNING BOARD
MINUTES OF JANUARY 23, 2013**

PRESENT: Mr. Bill Ramsey; Chairman, Mr. Peter Krawczyk, Mr. David Messier, Mrs. Melissa Sepanek and Mr. Bill Scanlan

ABSENT: Mrs. Susan Libby

ATTENDESS: Jay and Lorena Prokop, Chief Lavoie, Bill Schlosstein, George Shields, Tracy Mazur, Donald Nickerson and Jon Callahan

Opened the Meeting at 6:00 PM

COMMENTS & CONCERNS: NONE

MINUTES

Motion to approve and sign the Minutes of January 9, 2013 as written made by Mr. Krawczyk; second: Mrs. Sepanek – 4 Yes – Mr. Messier abstained due to absence.

PAYROLL

Motion to sign payroll for Rebecca Acerra in the amounts of \$117.48 & \$106.80 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. Krawczyk – unanimous.

OTHER BUSINESS

Mrs. Acerra informed the Board that Jack Keough, as Enforcement Officer issued a Cease & Desist Order to Darren Paquette. He recently purchased a gravel pit located on Cemetery Road, however there is no valid Special Permit in his name including a current plan or bond on the property; therefore the Order will stand until he is in compliance with the zoning bylaws.

6:30 PM – INFORMATIONAL MEETING ON PROPOSED MAJOR DEVELOPMENT OVERLY DISTRICT BYLAW.

Mr. Scanlan provided a Power Point Presentation and handouts of the proposed draft bylaw were made available. The proposed overlay district is the area west of Gilbert Road (excluding the property known as Assessor's Map 8, Lot 37, which was a request of the property owner). As stated at prior meetings, the Planning Board looked at the town in its entirety and found the most suitable area for major development, which is away from most residences and would have the least amount of impact on neighborhoods. The property is ideally situated along the Massachusetts Turnpike and rail access abuts the property. Questions from those in attendance were:

Mr. Shields requested that the Board consider adding wording that would allow transient wildlife to access one parcel (25 ac.) to another. He also expressed a concern over the limitations of the Fire Department. To that, Chief Lavoie stated that he also has concerns due to limited equipment and manpower should an incident arise such as the evacuation of a nursing home.

Tracy Mazur would like the Board to consider wording that would encourage developers to give preferential consideration to Warren and West Warren residents when hiring. She also questioned the dimensional standards in that there is no maximum tract size.

Mr. Nickerson expressed disappointment and frustration in the lack of attendance once again. He also agreed that the local employment factor should be included, which is also highlighted in the Master Plan and the Casino Study Committee Report.

Mr. Callahan, as the property owner this will affect stated that he too is in favor of a wildlife corridor and employment factor. He also stated that he feels that developers should be required to absorb the fiscal impact.

Mr. Shields feels that if there is too much influx we (the town) may need to say no until a serious discussion takes place about a turnpike interchange.

Bill Schlosstein questioned the restriction on using local roads. He felt that by having an alternate route other than our local roads then it would defeat the purpose of spending money in town. He also stated that he feels some of the "uses" are incompatible. He also stated that the allowed use of "power plants" is the elephant in the room that may defeat an otherwise solid document.

In closing, Mr. Scanlan stated this is a long-range plan with no current projects on the table. Potential developers would look favorably on an area that already has zoning in place.

A third informational meeting has been set for February 13, 2013 at 6:30 PM. With no further discussion, the following motion was made:

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 8:15 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____

