

**WARREN PLANNING BOARD
MINUTES OF MARCH 30, 2016**

PRESENT: Mr. William Ramsey; Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek and William Scanlan, Town Planner

ABSENT: Mrs. Susan Libby; Vice-Chairman,

The Meeting was called to Order at 6:30PM.

COMMENTS & CONCERNS

Mr. Scanlan advised the Board that he ordered two new zoning district maps from CMRPC, which will depict the town without the WCF Overlay District.

Mr. Krawczyk stated that he doesn't feel that we (the town) should have to pay for Town Counsel, in light of the fact that he reviewed the Warrant for the November STM and failed to pick up on the oversight. While discussing the amendment eliminating the WCF Overlay District and the map that needs to be re-voted at the ATM, he expressed his dismay at what he classified as being "singled-out" to keep it from him seeing he was the only member to be in opposition to the by-law. Additionally, he stopped short of accusing Mrs. Acerra of keeping documents (Atty. General's Decision) from him. Mrs. Acerra vehemently defended herself and advised all in attendance that if they took note as to the Town Planner's invoices and what they were signing, it is clear that he (Mr. Scanlan) was requested to work on it right away. Mrs. Acerra made all aware that she took great exception to Mr. Krawczyk's comments towards her, her work and his vale accusations. She reminded all that as a 16 year employee, she has done nothing but protect and defend the people she works for. This includes ensuring that the letter of the law is adhered to.

PROPOSED ZONING AMENDMENTS

MCOD- 70 Pulaski Street

The Board reviewed the proposed zoning amendments anticipated to go before the voters in May. The first being the inclusion of 70 Pulaski Street (Map 21, Lot 62) into the MCOD. This amendment is pretty straight forward. The parcel is part of the Wright's Mill Facility, however was not included when the MCOD was originally proposed. The parcel is an approximate 10.8 acre parcel and houses the majority of the parking for the remaining portion of the complex.

Signs

Minor changes were made since the last discussion. The biggest issue at this point is to consider adopting as a zoning by-law or general by-law. If it is adopted as a general by-law, enforcement can be imposed on pre-existing signs, which cannot be done if it a zoning by-law. Mrs. Acerra will confer with Counsel in order to opine on the matter.

OTHER BUSINESS

The Public Hearing for Borrego Solar for 334 Coy Hill Road has been scheduled for Monday, April 25, 2016 at 7:30 PM.

WM. & MICHELLE HOLMGREN – SP#269

The board revisited the Conditions for Mr. & Mrs. Holmgren. On Condition #3 which discusses parking, all were in agreement to require any change in the natural (currently field) parking area will need to be vetted by the Conservation Commission prior to any change. Motion was made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

JOHN FIJOL

Mrs. Acerra advised the Board that the office was just made aware of a private well that is in relation to Mr. Fijol site that has tested above the allowable drinking level for 1-4 Dioxane. The property is located on Highland Street. Although there is no evidence that the contamination is a direct result of Mr. Fijol's junkyard operation, it is quite coincidental that it is the same contaminant found on Reed Street. Mr. Fijol has applied for a Special Permit to operate a junkyard/automobile graveyard at 656 Old West Warren Road. The Hearing has closed and the Board is currently weighing the merits of the application.

Next Meeting Date(s): April 11th at 7:00PM (stretch code) and April 13th (informational meeting on proposed zoning) at 6:30PM.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 7:45 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

