

**WARREN PLANNING BOARD
MINUTES OF AUGUST 15, 2016**

PRESENT: Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek and Mr. Derik Veliz

ABSENT: Mr. Bill Ramsey; Chairman

ATTENDEES: Donald Nickerson and Mark Andrews

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

Mrs. Libby chaired tonight's meeting in Mr. Ramsey's absence

COMMENTS & CONCERNS

Mr. Nickerson addressed the Board this evening regarding his ongoing concerns over Mr. Dorman's property on Old West Brookfield Road. Mr. Dorman's property is currently under Chapter 61 land according to the Assessor's records. The Zoning Enforcement Officer has contacted the Department of Agriculture regarding this matter. It is a very fine line when claiming agricultural exemptions. Mr. Veliz stated that he would like to contact the DOA however Mrs. Libby cited the fact that this matter is not in the Planning Board's jurisdiction. The office will request that the Conservation Commission take another look at the property.

MINUTES

Motion to approve and sign the Minutes of July 25, 2016 as written made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

BILLS/MEMOS/PAYROLL

Motion to approve and sign payroll for Rebecca Acerra in the amounts of \$209.54, \$72.54 & \$98.58 made by Mr. Krawczyk; second: Mr. Veliz - unanimous.

Motion to sign the invoice for Turley Publications in the amount of \$184.57 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

The Board reviewed a Public Hearing Notice from the Town of Palmer on the application of Baystate Wing Hospital, Corp. for the expansion of a 37,000 sq. ft. to accommodate the modernized emergency department & future shell space located at 40 Wright Street in Palmer. The hearing is being held this evening at 7:15 PM.

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 advised that the approval of this application requires a super majority vote (4 out of 5). In light of that requirement, Mr. Andrews was agreeable to continue the hearing until the full board will be in attendance. In the meantime, Mr. Andrews will stake out the footprint of the proposed building in order for the members to stop by and review prior to the hearing. Motion to continue the Public Hearing to Monday, August 22, 2016 at 7:30 PM made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

TOWN PLANNER POSITION

As previously discussed, as of FY17, the Town Planner position will be per Diem. Mr. Scanlan has provided a list of possible tasks for him for FY17. After a review and discussion of what was proposed, the Board was in agreement to work on the following:

1. Prepare Wind Tower bylaw, Allow Breweries and to consider other allowable uses.

2. Revise Section 4.34, Provision applicable to Existing lots, in order to address the Building Commissioner's Concern with Pre-Existing Non-Conforming Lots.
3. Assess and Revise the Village District Boundaries and Permitted Uses.

Ongoing tasks will include the administering the MassWorks Grant and to see what funding options are available for the water main extension for Reed Street to a maximum of 10 hours. The office will also request for more information on the Community Preservation Act and how it would fit into Warren's future.

As previously discussed and in line with the current contract, projected hours and a cost estimate for each task must be provided prior to the commencement of any work.

Next Meeting Date: August 22, 2016 at 7:15 PM.

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved