

WARREN PLANNING BOARD
MINUTES OF NOVEMBER 30, 2011

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

Absent: Mrs. Susan Libby

Attendees: James Fountain and Roseanne Cronin

Opened the Meeting at 6:00 PM

Comments & Concerns – The Attorney General’s Office has approved the Solar Energy By-law.

Motion to accept the Minutes of October 26, 2011 as written made by Mrs. Sepanek; second: Mr. Messier – unanimous.

Motion to accept the Minutes of November 9, 2011 as written made by Mrs. Sepanek; second: Mr. Messier – unanimous.

Motion to approve and sign payroll for Rebecca Acerra in the amount of \$117.90 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to approve and sign payroll for Rebecca Acerra in the amount of \$93.63 made by Mr. Krawczyk; second; Mr. Messier – unanimous.

Motion to approve and sign payroll for Rebecca Acerra in the amount of \$114.43 made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

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

After a discussion, the Board was in agreement to request that Mr. Scanlan breakdown his invoices in increments in order to clarify the nature of work and for what department.

The Board reviewed a memo from the BOS regarding the Police detail requirements.

6:30 PM – Re-opened the Public Hearing for James Fountain/Fountain & Sons Fuel Co., Inc. in order to consider Special Permit Application No. 248. At Mr. Fountain’s request, the Board agreed to continue the Public Hearing to December 14, 2011 at 6:30 PM in order for the Engineer to finish the plans. Both Mr. Fountain and Chairman Ramsey signed an agreement for an extension of time in accordance with M.G.L., c40A, §9, which will be filed with the Office of the Town Clerk.

Motion to Continue the Public Hearing for James Fountain/Fountain & Sons Fuel Co., Inc to Wednesday, December 14, 2011 at 6:30 PM made by Mr. Krawczyk; second: Mr. Messier – unanimous.

After a review of the requirements of Site Plan Review, the Board agreed to add "Land Surveyor" to Section 3 titled Submission Requirements. This will allow the Board to be able to accept plans by a Land Surveyor, depending on the scope of work. Additional consideration will be done for any other changes prior to the required Public Hearing necessary for the Rules and Regulations.

Roseanne Cronin – Pre-Hearing Meeting to discuss the Special Permit Application (#249) that was submitted to operate a contracting business located at 214 O'Neil Road. The Board requested that she come in to discuss and clarify her intent. Ms. Cronin stated that she is not looking to change or build anything. She has operated her business for the last 10 years from that location and just parks her vehicles there at the end of the work day. She did say that she recently started an excavation business; however it is just office work and does not include any equipment on site. She went on to say that there are no oil changes or salt storage on site, however does use needle blasters. Her equipment that is presents are tri-axle dump trucks and sanders. Ms. Cronin and Chairman Ramsey signed an agreement for an extension of time in accordance with M.G.L., c40A, §9, which will be filed with the Office of the Town Clerk. The Public Hearing will be scheduled for Wednesday, January 11, 2012 at 6:30 PM.

The next meeting is scheduled for Wednesday, December 14, 2011 at 6:00 PM.

Motion to Adjourn made by Mr. Messier; second: Mrs. Sepanek – unanimous at 7:30 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____