

**WARREN PLANNING BOARD  
MINUTES OF MARCH 20, 2013**

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

**ABSENT:** Mrs. Susan Libby and Mr. David Messier

**ATTENDEES:** Jim Fountain, Richard Arsenault, Ed Kretkiewicz, Jen Roberts, Mary-Lou Coache, Bob Souza, Don Nickerson, Tracy Mazur and George Shields.

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**Opened the Meeting at 6:00 PM**

**Chairman Ramsey recesses the Meeting until 6:10PM in order to provide a quorum.**

**6:10 PM – Reconvened the meeting.**

**COMMENTS & CONCERNS**

Much discussion has taken place regarding the new legislation regarding Medical Marijuana facilities. It has been ruled that towns cannot exclude them in their bylaws, however can regulate them. To date, there are many unanswered questions. If a moratorium is placed, a timeline would need to be included. A total of thirty-five will be allowed within the Commonwealth.

**6:15 PM – James Fountain** – Mr. Fountain presented an ANR for 1378 Bemis Road. After a review by the Board the lot meets the required zoning in the Rural District. With no further discussion, the following motion was made: Motion to approve and sign the ANR for 1378 Bemis Road for Lot 9W as presented by Mr. Fountain made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous. Form A's and a check (ck# 13836) in the amount of \$40.00 was presented this evening.

**6:30 PM – INFORMATIONAL MEETING ON MAJOR DEVELOPMENT OVERLAY DISTRICT BYLAW – 4<sup>TH</sup> AND FINAL IN THE SERIES.**

As previously discussed the Planning Board is presenting a Major Development Overlay District Bylaw before the voters at the Annual Town Meeting in May. This proposal is driven by recommendations in the Master Plan. The target area is property owned by Rolling Hills Estates Realty Trust and comprises approximately 980 acres west of Gilbert Road. Mr. Scanlan presented a power point presentation. At his request, the Planning Board has omitted property owned by George Shields (Parcel ID# Map 8, Lot 37)

Discussion on the following points:

§14.7.9 – “Not have a detrimental effect on a school or the school system” – Mr. Nickerson questioned who would determine such. Both Mr. Krawczyk and Mrs. Sepanek feel that this provision doesn't fit with the intent of the bylaw. Mr. Souza stated that originally the thought behind this provision was in the event a casino is developed in Brimfield. All Board members were in favor of deleting this wording.

Mr. Souza suggested adding wording that would allow a freight car depot, i.e., “rail freight terminals”. All were in agreement to add in. Mrs. Coache stated that property assessments would be based on sales first; however having development would generate income.

§14.7.3 – in part “Provide for adequate capacity for public services, facilities and utilities to service the proposed development such as water supply and pressure for fire protection, ambulance.” Mr. Nickerson requested clarification. Mr. Scanlan stated that the particular provision speaks more to nursing home type developments and was a concern from Chief Lavoie. He (Chief Lavoie) expressed concern over strain on our EMS service.

Richard Arsenault expressed concern over the present condition of Gilbert Road. Any kind of development would increase traffic over a road that is already in poor shape. Mr. Souza stated that the town would need to address and would not be willing to relinquish ownership over the road which would result in a loss of Chapter 90 Funds.

George Shields thanked the Board for including a wildlife protection provision.

In conclusion, if passed, this will position the town in a better light making it more attractive with potential developers. A public hearing on this proposed bylaw will be scheduled for April 17, 2013 at 6:30PM. After the final revisions from Mr. Scanlan, Mrs. Acerra will forward to counsel for review and proceed with the proper notifications as required.

#### **OTHER BUSINESS**

Motion to approve and sign the Minutes of February 27, 2013 as written made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

Motion to sign payroll for Rebecca Acerra in the amounts of \$163.76, \$117.48 and \$131.72 made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

Motion to sign the invoices for Wm. Scanlan in the amounts of \$1,300.00 and \$1,300.00 made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

Next meeting – April 3, 2013 at 6 PM.

Warren ORV Park – Reed Street - Mrs. Acerra will forward application to both Lenard Engineering and Graves Engineering for their Peer Review Proposals and request that proposals be back by the next meeting for review. Additionally, Mrs. Sepanek contacted State Ethics for an opinion regarding her participation with regard to this application.

The Board has requested that Mr. Keough as Enforcement Officer look at the activity at 784 Old West Brookfield Road.

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

Respectfully submitted,

Rebecca Acerra  
Secretary

Date Approved \_\_\_\_\_