

**WARREN PLANNING BOARD
MINUTES OF FEBRUARY 25, 2015**

PRESENT: Mr. Bill Ramsey; Chairman, Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek, Mr. Ed Kretkiewicz and Mr. Bill Scanlan

Opened the Meeting at 6PM

COMMENTS & CONCERNS

Mr. Krawczyk stated that after the Special Town Meeting on February 19, 2015, he spoke with a member of the Board of Selectmen regarding the possibility of moving the town forward with either a Charter or Town Administrator. No further discussion was had on this subject at this time.

Mr. Scanlan updated the Board that at the STM on 2/19/15, the town approved the lease agreement as well as the tax agreement for the landfill solar project. He also advised the Board that he met with Trish Settles from CMRPC regarding a flyer for marketing the Wright's Mill Facility. It is anticipated that the town would use the 25 LPA hours that have been allocated. With any remainder of LPA hours, Matt Franz from CMRPC will work to locate the town's catch basins via GPS.

Mr. Scanlan addressed the Freight Rail Study. He still hasn't received any word as to the status. According to the Board of Selectmen's Office, the Letter of Support was signed and mailed. Mr. Scanlan stated he would follow up with their office. Mr. Krawczyk stated that he was unsure if there were any money available at this point for Warren.

Lastly, Mr. Scanlan stated that the Medical Marijuana survey was available on the website. He will provide the results at the next meeting.

After a discussion with all, the Board was in agreement to hold our meetings beginning at 6:30PM effective immediately unless otherwise posted.

PROPOSED ZONING AMENDMENTS

The Board along with Town Planner, Mr. Scanlan reviewed the draft of the proposed zoning amendments for the Annual Town Meeting in May. The Board is considering sponsoring three different Articles. The first would be a change in dimensional requirements in the Village District. Currently, the majority of lots within the Village District do not fit current zoning standards. The second would be the inclusion of the Hardwick Knitted Fabrics property to the MCOB and finally, a Medical Marijuana Facility bylaw.

All members were in favor of moving forward. An informational meeting will be held on Wednesday, March 11, 2015 at 6:45PM. Notifications will be made on the website and Board of Selectmen's meeting as well as Channel 12.

DRAKE PETROLEUM – SPECIAL PERMIT NO. 261

After the close of the public hearing for Drake Petroleum for the demolition and reconstruction/expansion of the X-TRA-MART located at 1300 Main Street, the Board had an opportunity to review all the submittals by the applicants/residents/boards/committees. With no further discussion, the following motion was made: Motion to grant Special Permit No. 261 to Drake Petroleum as submitted made by Mrs. Libby; second: Mrs. Sepanek – unanimous. Chairman Ramsey requested a Roll Call Vote – 4 Yes Votes, 1 Abstention (Mr. Ramsey abstained due to absence).

The Board reviewed a draft Decision for Drake Petroleum. After a review and discussion, the following Motion was made: Motion to approve the Decision for Drake Petroleum on Special Permit No. 261 as written made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

All parties in interest will be notified in accordance with M.G.L. c 40A, §9.

MR. KRETKIEWICZ EXCUSED HIMSELF at 6:45PM FROM THE REMAINDER OF THE MEETING DUE TO ANOTHER OBLIGATION.

STANLEY & RHONDA GRABOWSKI – SPECIAL PERMIT NO. 262

After the close of the public hearing for Stanley & Rhonda Grabowski for the reconstruction of a Single-Family Dwelling located at 796 Reed Street, the Board had an opportunity to review all the submittals by the applicants/residents/boards/committees. With no further discussion, the following motion was made: Motion to grant Special Permit No. 262 to Stanley & Rhonda Grabowski as submitted made by Mrs. Libby; second: Mr. Krawczyk – unanimous. Chairman Ramsey requested a Roll Call Vote – 4 Yes Votes, 1 Abstention (Mr. Kretkiewicz abstained due to absence this evening).

The Board reviewed a draft Decision for Mr. & Mrs. Grabowski. After a review and discussion, the following Motion was made: Motion to approve the Decision for Stanley & Rhonda Grabowski on Special Permit No. 262 as written made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

All parties in interest will be notified in accordance with M.G.L. c 40A, §9.

MINUTES

Motion to approve and sign the Minutes of February 11, 2015 as written made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

BILLS/BUDGET/PAYROLL

Motion to sign payroll for Rebecca Acerra in the amounts of \$304.40 & \$197.86 made by Mrs. Libby; second: Mrs. Sepanek– unanimous.

Motion to approve and sign the invoice for Wm. Scanlan for w/e 2-13-15 in the amount of \$1,300.00 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

OTHER BUSINESS

The Board reviewed the Annual Report for 2014 to which all approved. Motion to approve the 2014 Annual Report as presented made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

Next Meeting Date: March 11, 2015 at 6:30PM

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

