

**WARREN PLANNING BOARD
MINUTES OF NOVEMBER 4, 2015**

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

ATTENDEES: See Attached List

Opened the Meeting at 6:30PM.

COMMENTS & CONCERNS – NONE

SPECIAL PERMIT NO. 268 – MICHAEL SPERA

The Board reviewed a draft decision for Michael Spera on his Special Permit Application No. 268 under §3.23.15 of the Town of Warren Zoning Bylaws. Mr. Spera has proposed the construction of a 30' x 40' detached three (3) car garage for the purpose of housing equipment for a contracting business and equipment/landscaping business. The use requires a Special Permit.

After a review of the draft, the following motion was made: Motion to grant and approve the Decision as written for Special Permit No. 268 made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous. Mr. Ramsey took a Roll Call Vote: 5 Yes

Mrs. Acerra will file the Decision with the Town Clerk's Office and notify all parties accordingly.

BILLS/MEMOS/PAYROLL

The Board reviewed the Expenditure Report as of November 2, 2015 in addition to a Public Hearing Notice from the Town of Palmer.

Motion to approve and sign the payroll for Rebecca Acerra in the amount of \$213.54 made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous.

6:45PM – In accordance with the provision of M.G.L., c.40A, §5, the Warren Planning Board will hold a public hearing on Wednesday, November 4, 2015 at 6:45PM in the gymnasium in the Shepard Municipal Building, 48 High Street, to consider adoption of two proposed Zoning Bylaw amendments:

To amend Section 7, Siting of Wireless Communications Facilities and Creation of Overlay District, in order to remove the Overlay District and allow wireless communications towers in all districts. Such towers will require a special permit and site plan approval from the Planning Board, except those that will serve municipal departments. AND To create a new Commercial Zoning District by a) amending the Zoning Map to establish the district in certain locations along Route 67 that are currently zoned Rural or Residential; and b) to amend the text of the Zoning Bylaw to create the district in Section 2, Establishment of Districts; to add the Commercial District to Section 3.2, Schedule of Use Regulations, and to specify if uses are allowed by right, by special permit, or are prohibited; to modify Section 4, Dimensional Requirements, to specify dimensional requirements for the Commercial District, to modify Section 5.3, Site Plan Review, to require site plan review for certain land uses and development activities in the Commercial District, and to make minor changes elsewhere in the Zoning Bylaw to accommodate the new district.

WIRELESS COMMUNICATION FACILITY

To date, the Board has held several informational meetings to gauge resident interest in changing the WCF Bylaw which would eliminate the current overlay district and open the entire town for the siting of a WCF.

This would be done through the Special Permit process by the Planning Board. By and large, the sentiment of residents is to move forward in change. After a discussion and review of the draft, the Board voted to amend the current draft and add an amendment that would exempt all municipal departments to the requirements of a Special Permit. Mr. Ramsey requested a vote from the Board and with no further discussion on this matter, the following motion was made: Motion to support the WCF Bylaw Amendment with the inclusion of exempting municipal departments made by Mr. Kretkiewicz; second: Mrs. Libby – 4 Yes Vote 1 Ney Vote - Mr. Krawczyk.

Mr. Scanlan will provide an amendment for the floor at tomorrow's Special Town Meeting.

CREATION OF A COMMERCIAL DISTRICT

The Board is proposing the creation of a commercial district that runs along Rte 67 from the Palmer town line to the West Brookfield town line. The proposal would be for the areas that are currently zoned either Rural or Residential and would run approximately 1,000 feet off of Rte 67. There is both ample water and sewer capabilities to accommodate any future development. This amendment would also require a Special Permit/Site Plan Review from the Planning Board. Mr. Ramsey requested a vote from the Board and with no further discussion on this matter, the following motion was made: Motion to support the proposed amendment for the creation of a Commercial District as outlined in the map/narrative made by Mr. Kretkiewicz; second: Mrs. Libby – 4 Yes Vote, 1 Ney Vote – Mr. Krawczyk.

Planning Board Member, Peter Krawczyk wished to go on record that although he is favor of moving forward, he is NOT in favor of doing so at this time. He feels that more information should be gathered and considered prior to presenting this to the voters.

Motion to close the Public Hearing on the proposed Zoning Bylaw Amendment made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous at 7:15PM.

Next Meeting Date: November 18, 2015 at 6:30PM

Motion to Adjourn made by Mrs. Libby; second: Mr. Kretkiewicz – unanimous at 7:20PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

