

**WARREN PLANNING BOARD
MINUTES OF MARCH 28, 2016**

PRESENT: Mr. William Ramsey; Chairman, Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk and Mrs. Melissa Sapanek

ATTENDEES: Gordon Allen and Brian Corriveau

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

COMMENTS & CONCERNS – Mr. Krawczyk has a meeting at CMRPC on March 31st to pick the next Representative. He'll advise of the outcome at the next meeting.

GORDON ALLEN

Mr. Allen represents his brother's estate which includes a parcel of land on Devil's Lane (Map 12, Lot 7) a 16 acre parcel. The property has been on the market for several years and was inquiring as to what his options are. Concerns of having no frontage in accordance with the building requirements limit his ability to sell the property. This matter has come before the board in the past and the office will check into the opinion that was received by Town Counsel. Mr. Allen will be notified. He thanked the Board for their time and consideration.

WM. & MICHELLE HOLMGREN – SP#269

The board continued discussion regarding Mr. & Mrs. Holmgren's application for the operation of an 18-hole disk golf course located on 501 Old W. Brookfield Road.

A draft Decision was presented to the Board for consideration. Mr. Holmgren did provide the Board of the size and placement of the shed, which is 12' x 24'. With no further discussion, the following motion was made: Motion to approve and grant Special Permit No. 269 to operate an 18-hole disk golf course with conditions made by Mrs. Libby; second: Mrs. Sapanek – unanimous. Roll Call Vote: 4 Yes Votes. The Decision will be filed with the Office of the Town Clerk and all parties will be notified accordingly.

MARK ANDREWS – SP#271 - 51 SOUTHBRIDGE ROAD (MAP 24, LOT 227)

With the Public Hearing closed on the matter, the Board again discussed the merits of the application. As he stated at the last meeting, Mr. Krawczyk still is uneasy over the possibility of approving this application. Again, he doesn't feel that it is appropriate use for the area. Mrs. Libby also reiterated that downtown Warren is in such a condition that this project couldn't possibly hurt. Clearly upset over Mrs. Libby's statement, Mr. Krawczyk took great exception to her comments. He requested that it be documented in the Minutes. Mr. Ramsey requested that the discussion stay on topic. In the end, all agreed that 4-5' arborvitaes be planted on a 2' mulched berm for 100' along the back property line. A draft will be prepared for an upcoming meeting for the Board's consideration.

JOHN FIJOL – SP#270 – 656 OLD WEST WARREN ROAD (MAP 15, LOT 47 – PORTION OF)

The Board briefly discussed Mr. Fijol's application. Mr. Krawczyk raised concerns regarding MGL c140, §59A. Additional concerns were discussed, however will be discussed in depth at an upcoming meeting.

BILLS/MEMOS/PAYROLL

Warren Planning Board – Minutes of March 28, 2016

Motion to approve and sign payroll for Rebecca Acerra in the amount of \$200.65 made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

OLD/OTHER BUSINESS

After a discussion with Town Counsel regarding the proposed Blight-By-law, it was agreed that the Board will not move forward with it at this time. This is due to the already numerous avenues available to address blighted property such as MGL, the Building Code and State Sanitary Code.

Next Meeting Date(s): March 30th at 6:30PM and March 11th at 7:00PM. The Board will hold the Public Hearing on the proposed zoning on Wednesday, May 4, 2016.

Motion to Adjourn made by Mrs. Libby; second: Mrs. Sepanek – unanimous at 8:45 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

