

**WARREN PLANNING BOARD  
MINUTES OF MAY 2, 2016**

**PRESENT:** Mr. Bill Ramsey; Chairman, Mrs. Sue Libby; Vice-Chairman, Mr. Peter Krawczyk and Mrs. Melissa Sepanek

**ATTENDEES:** Mr. & Mrs. Mark Andrews, Mr. James Fountain, Mr. Brian Corriveau

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Opened the Meeting at 7:15 PM.

**COMMENTS & CONCERNS – NONE**

**REVIEW AND DISCUSSION ON DECISION FOR SPECIAL PERMIT # 271 FOR MARK ANDREWS – 51 SOUTHBRIDGE ROAD (MAP 24, LOT 227) under Sections 3.25.1 & 5.32.1 of the Town of Warren Zoning By-laws.**

The Applicant has requested a Special Permit to construct a 2,600' self-storage facility. As stated at the public hearing, Mr. Andrews is seeking a Special Permit to a construct self-storage unit. Under the current zoning bylaws, the proposal is an appropriate use of the property and consistent with the neighborhood and current uses in the immediate area. The building will be a one-story structure which will be 12'-14' in height. The building will **not** contain plumbing/heating and will be secured with a fence around the back and sides of the property. There will not be any intrusive lighting. The proposed layout of the new building will be in compliance with current setbacks. A planting plan that was agreeable to both the Board and Applicant showing a one-hundred (100') buffer of arborvitaes has been signed and made part of the record. Additional conditions are set forth in the Decision. There were no comments from any abutter or town department or committee on the proposed project. With no further questions or discussion, the following motion was made: Motion to grant the Special Permit #271 for Mark Andrews and accept the Decision as presented with conditions made by Mr. Krawczyk; second: Mrs. Libby – 4 Yes. Roll Call 4 Yes Votes. Mrs. Acerra will file the Decision with the Town Clerk's Office and Mr. Andrews was advised of the process that follows. All appropriate parties will be notified of the Board's decision.

**BORREGO SOLAR-ST. LUCY, S.A., LLC**

Due to numerous site limitations, the Applicants have submitted a request to withdraw without prejudice at this time. With no further discussion, the following motion was made: Motion to accept Borrgeo Solar's request withdraw without prejudice made by Mrs. Libby; second: Mrs. Sepanek – unanimous. The request will be filed with the Town Clerk as required. Any residual funds remaining in the Peer Review Account will be reimbursed to Borrego Solar.

**BENJAMIN & LINDSAY SHEPARD- SCENIC ROAD APPLICATION**

Mr. & Mrs. Shepard submitted a Scenic Road Application for 670 East Road. There are no walls or trees to be removed. The Highway Surveyor had no objection. There was no comment from the Tree Warden. With no further discussion, the following motion was made: Motion to approve the Scenic Road Application without the necessity for a Public Hearing based on the information presented made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

Mrs. Acerra will send a letter confirming the Board's decision.

**MINUTES**

Motion to approve and sign the Minutes of March 20<sup>th</sup> as written made by Mrs. Sepanek; second: Mr. Krawczyk – 3 Yes, 1 Abstention (Mrs. Libby due to absence)

Motion to approve and sign the Minutes of April 11<sup>th</sup> as written made by Mrs. Libby; second: Mr. Krawczyk - 3 Yes, 1 Abstention (Mrs. Sepanek due to absence)

Motion to approve and sign the Minutes of April 13<sup>th</sup> as written made by Mrs. Sepanek; second: Mr. Krawczyk – 3 Yes, 1 Abstention (Mrs. Libby due to absence)

**BILLS/BUDGET/MEMOS**

Motion to approve and sign the invoice for Turley Publications for advertising in the amount of \$113.72 (Borrego Solar) and \$184.57 (Zoning Amendments) made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

**Warren Planning Board – Minutes of May 2, 2016**

Motion to sign the invoice for Graves Engineering, Inc. for Peer Review for Borrego Solar in the amount of \$1550.45 made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

**PAYROLL**

Motion to approve and sign the invoice for Wm. Scanlan for w/e 4/15/16 – in the amount of \$1,560.00 and for w/e 4/29/16 in the amount of \$1,040.00 made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

Motion to approve and sign payroll for Rebecca Acerra in the amounts of \$198.01, \$163.07, \$201.89 made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

**JOHN FIJOL – SPECIAL PERMIT NO. 270**

The Board reviewed the first page of the proposed conditions that Mr. Krawczyk provided. The Board discussed each condition. This will be discussed further at an upcoming meeting.

**OTHER BUSINES**

The Board reviewed Public Hearing Notices from Brimfield, Ware and W. Brookfield.

**MMTC**

The Board recently discussed Section 15.5.1 – Standards Applicable to MMTCs and Cultivation Sites.

Heal, Inc. contacted the office regarding the Board’s position on having the Certificate of Registration in hand. After contacting counsel, it was determined that although not mandated, it is advised that the C of R be in hand prior to conducting meetings on the matter. Their representatives will be contacted as to the Board’s position.

**NEXT MEETING DATE(S)** – May 10<sup>th</sup> at 6:30 PM and May 16<sup>th</sup> at 7:15 PM.

Motion to Adjourn made by Mrs. Libby; second: Mrs. Sepanek – unanimous at 9:00 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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Date Approved

