

**WARREN PLANNING BOARD
MINUTES OF MAY 4, 2016**

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

ABSENT: Mrs. Sue Libby; Vice-Chairman

ATTENDEES: Beverly Soltys, Tony Marcotte, Don Nickerson and James Gagner

Opened the Meeting at 6:30 PM. On behalf of the Planning Board and Staff, Mr. Ramsey welcomed Mr. Veliz to the Board as its newest member.

REORGANIZATION OF THE BOARD

Motion to nominate Bill Ramsey as Chairman and Sue Libby as Vice-Chairman made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

COMMENTS & CONCERNS – NONE

6:45 PM – PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS

Mr. Scanlan did a Power Point Presentation on the proposed amendments.

MCOD- 70 Pulaski Street

The Board held an informational meeting in March to review the proposed zoning amendments anticipated to go before the voters in May. The first being the inclusion of 70 Pulaski Street (Map 21, Lot 62) into the MCOD. The parcel is part of the Wright's Mill Facility, however was not included when the MCOD was originally proposed. The parcel is an approximate 10.8 acre parcel and houses the majority of the parking for the remaining portion of the complex.

ZONING MAP

In order to conform to the vote of Article 8 of the Special Town Meeting that was held on November 5, 2015, that eliminated the Overlay District for Wireless Communication Facilities (cell towers); a new zoning map will need to be re-voted. CMRPC has provided a new town wide zoning map.

With no further discussion the following motion was made: Motion to close the Public Hearing on the proposed zoning by-laws made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous at 7:10 PM.

All members were in agreement to recommend the proposals to the voters. A written report will be provided for the ATM.

JOHN FIJOL – SPECIAL PERMIT NO. 270

The Board reviewed the second page of the proposed conditions that Mr. Krawczyk provided. The Board discussed each condition. A new draft with tract changes will be provided to the board for their review.

NEXT MEETING DATE – May 10th at 6:30 PM and May 16th at 7:15 PM.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 8:00 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

