

WARREN PLANNING BOARD
MINUTES OF SEPTEMBER 9, 2009

Present: Mr. Bill Ramsey; Chairman, Mr. Marc Richard; Vice-Chairman, Mrs. Susan Libby

Absent: Mr. Peter Krawczyk and Mr. David Messier

Attendees: Mr. Robert Souza, Mr. James Fountain and Mr. John Fijol

Open the Meeting at 6:00 PM.

Robert Souza: Mr. Souza addressed the Board this evening in order to invite a Planning Board member to sit on the newly formed Casino Task Force. There has been a large residential response so far. Ideally, the Board of Selectmen would like to limit the committee to nine (9). One spot would be for a Planning Board member. This position is not to be neither in favor nor against a casino, but look at the impact one would have on our town. Mr. Ramsey requested to discuss this issue at the next meeting with a full board and will advise the Selectmen's office on the appointment.

James Fountain: Mr. Fountain spoke with the Board this evening regarding his Cease and Desist Order from the Zoning Enforcement Officer. Mr. Fountain stated that he knew he could not store the grindings, however since this was just prior to the recall election he felt that he would go to the Board of Selectmen for approval. He went on to say that he feels that he "was thrown under the bus by the Selectmen". Mr. Fountain stated that all three Selectmen knew exactly what he was doing, when he was doing it and how. Since his receiving the order from Mr. Keough, Mr. Fountain has been working to removal all material that is in question. Mr. Fountain is here this evening to request that he be able to move the remainder (approx. 1,000-1,500 cu. yds.) of the material into his gravel pit located on Walkeen-Koziol Road. This too is a permitted gravel pit however does not stipulate that road grindings may be stored, which is required. Mr. Fountain has applied to amend his permits, on Brimfield Road and Walkeen-Koziol Road, but in the meantime while waiting for his hearing would like to have the Board's approval for storage. The Board advised Mr. Fountain that they do not have the jurisdiction to override the zoning by-laws and the process of the public hearing must be held to. If not, he could end up with creating another zoning violation. Mr. Fountain has requested that the Board check with Mr. Keough for his opinion. The Board will contact Mr. Keough for input.

John Fijol: Mr. Fijol presented an ANR for Old West Warren Road. Mr. Fijol is combining several pieces into the larger lot. The new lot will be a total of 22.66 acres in area with 163' frontage. After a review and no further discussion, the following motion was made: Motion to approve and sign the ANR for John Fijol, Old West Warren Road as presented made by Mrs. Libby; second: Mr. Richard - unanimous.
Form A's and the signing fee of \$40.00 (ck#676) were presented this evening.

Bill Scanlan: Mr. Scanlan briefly discussed Cluster Development, commonly known now as Open Space Developments. Mr. Scanlan provided a handout, which highlighted by right versus by Special Permit. This will be discussed in depth at our work meeting scheduled for October 14, 2009.

Other Business: The office received e-mail from Town Counsel stating that the Pre-Trial Conference regarding 11 Quaboag Street has been continued to October 1st. Atty. Ugino will keep the Board apprised of any new developments.

Motion to sign payroll for Rebecca Acerra in the amount of \$278.80 made by Mr. Richard; second: Mrs. Libby - unanimous.

The Board reviewed a memo from the BOS informing all that mileage for FY '10 is set at .55/mile. The Petition for a Variance for the former Wright's Facility and the Administrative Appeal for James Fountain was received from the ZBA.

Keith Goyette will speak with the Board at the next meeting on 9/23/09 to informally discuss his plans for a motocross facility on Reed Street.

The contracts for Engineering Consultants from Donald Graves and Lenard Engineering have been set to Town Counsel to be approved as to form.

A letter will be sent to Pat Burnham as a follow up to a discussion at a recent meeting. A plan on the property in question on Coy Hill Road (map 3, lot 151) appears to have been signed by the then Planning Board in 1987. The lot has ample area however only has 125' frontage, which the requirement is 150'. A search of both the Planning Board and Town Clerk's files do not any indicate any Meeting Minutes of June 1987, when the plan was signed.

Mr. Scanlan advised the Board that he has completed the Open Space requirements that were previously incomplete. He will draft a letter stating the Planning Board's approval.

Motion to Adjourn made by Mrs. Libby; second: Mr. Richard - unanimous at 7:30 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____