

WARREN PLANNING BOARD
MINUTES OF NOVEMBER 24, 2009

Present: Mr. Marc Richard; Vice-Chairman, Mrs. Susan Libby, Mr. Peter Krawczyk, Mr. David Messier and Bill Scanlan, Town Planner

Absent: Mr. Bill Ramsey; Chairman

Attendees: Jon Callahan, Ron and Nancee Roy, George Shields, Ken Frazier, Gary Odiorne, Robert Souza, Jr., David Delanski and Robert Downing

Opened the Meeting at 6:00 PM

Motion to sign payroll for Rebecca Acerra in the amount of \$285.60 and \$224.40 made by Mr. Krawczyk; second: Mrs. Libby - unanimous.

The Board unanimously decided to hold meetings on December 2nd and 16th.

Bill Scanlan - Mr. Scanlan informed the Board that there is still an impasse with the Graves Engineering Contract. The details of the contract have been gone over many times since September. At this point, all members are willing to have Mr. Scanlan send a thank you letter to Mr. Graves for his interest, however it is apparent that an agreement cannot be reached. Mr. Scanlan will look into other firms for representation.

6:30 PM - Opened the Public Hearing to consider the Amendment for Special Permit No. 196 for Rolling Hills Estates Realty Trust. Mr. Callahan has requested to amend his current Special Permit to include the storage of road grindings and to temporarily alter his route of travel using Gilbert Road. He has submitted a narrative this evening for the Board to consider. There are four considerations:

1. Temporarily alter the route of travel using Gilbert Road to haul 1,000 cubic yards of material off the property for testing purposes and return to site.
2. Allow the storage of road grindings under §8.6.11 of the zoning by-laws.
3. Allow using crushing machinery and related equipment.
4. Extended hours of operation outside of what is allowed under §8.6.4 of the zoning by-laws.

Mr. Richard opened the floor to questions from abutters.

Ron Roy - 311 Gilbert Road. Mr. Roy expressed concern over the current condition of Gilbert Road. In his opinion, Gilbert Road is in no condition to accommodate large trucks. The narrowness of the road would not allow a dump truck and a car to pass at the same time. He is not in favor of listening to generators and is strongly opposed to extended hours of operation. He stated that he can hear the logging trucks and can only imagine what a summer night would sound like with trucks working. Additional concerns of contamination from grindings were expressed.

Mr. Callahan requested to address Mr. Roy's Concerns.

Mr. Callahan submitted documentation showing grindings do not cause contamination to wells or rivers. He also suggested that would be willing to provide a police detail to alleviate Mr. Roy's concerns over traffic.

Nancee Roy - 311 Gilbert Road. Mrs. Roy stated that Mr. Callahan has destroyed the most beautiful place this town had. She too expressed concern with the current condition of Gilbert Road and questioned who would be responsible for repair.

Mr. Callahan agreed that Gilbert Road is in less than ideal condition. He stated that he has met with the Board of Selectmen on this same issue and are trying to come to an agreement.

George Shields - 682 Gilbert Road. Mr. Shields is against the extended hours of operation and is concerned over crushing equipment. Mr. Callahan stated that the noise level is bearable.

Gary Odiorne - Mr. Odiorne suggested that Mr. Callahan process the material on site, which he feels, would be more cost effective. Mr. Callahan agrees, however he wanted to clarify that this Gilbert Road site is only to be an alternative site for storage.

The purpose of this is to provide material to construct the access road, within his own property and would allow access to Smith Road, which was the original agreement.

It is clear to Mr. Callahan, that the extended hours of operation seem to be the biggest area of concern, therefore, he has officially withdrawn the extended hours of operation as outlined in the narrative dated November 19, 2009. The abutters were pleased by this action.

With no further information this evening, the following motion was made:
Motion to continue the Public Hearing to December 2, 2009 at 6:30 PM made by Mr. Krawczyk; second: Mr. Messier - unanimous.

Motion to Adjourn made by Mrs. Libby; second: Mr. Messier - unanimous at 8:25 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____