

WARREN PLANNING BOARD
MINUTES OF FEBRUARY 24, 2010

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

Attendees: Damien Berthiaume, James Fountain, Koran Lowenthal, Anne Gilroy, Dolores Morin, Clarence & Pearl Major, Sandra Smith, Ronald Pessalano, Sandy Scannell, Fran Gianfriddo, Gerald & Anne Marie Stimen and Frank Posma, LSP

Opened the Meeting at 6:00 PM

All members received copies of the newly revised Open Meeting Law.

Motion to approve the Minutes of November 24, 2009 as written made by Mr. Messier; second: Mrs. Libby – 4 Yes, Mr. Ramsey abstained.

Motion to approve the Minutes of December 16, 2009 as written made by Mr. Richard; second: Mrs. Libby – unanimous.

Motion to approve the Minutes of December 30, 2009 as written made by Mr. Krawczyk; second: Mr. Messier - - 4 Yes, Mrs. Libby abstained

Motion to approve the Minutes of January 8, 2010 as written made by Mrs. Libby; second: Mr. Messier - unanimous.

Motion to approve the Minutes of January 13, 2010 as written made by Mr. Messier; second: Mr. Richard – 4 Yes, Mr. Krawczyk abstained.

Motion to sign the Minutes of February 17, 2010 as written made by Mr. Krawczyk; second: Mr. Messier – 4 Yes, Mrs. Libby abstained.

6:30 PM – Continuation of the Public Hearing for James Fountain/Fountain & Sons Fuel Co. on the Amendment to Special Permit No. 205 – Brimfield Road. Mr. Fountain is requesting to store road grindings in accordance with Section 8.6.11 and is also requesting extended hours of operations, which is governed by Section 8.6.4. Atty. Berthiaume spoke on Mr. Fountain's behalf. Atty. Berthiaume reiterated the history of the property, which is a current permitted gravel pit operation. This site would be used as an interim site to store material. Any removal of material would be restricted to normal hours of operations of the gravel pit. Same basic equipment would be used.

One significant item that was requested was delineation of the Groundwater Protection District. According to Atty. Berthiaume, the plan that Mr. Fountain provided, which was drawn by Donald Para was a different scale and therefore was not able to provide the information requested. Mr. Posma, who also spoke on behalf of Mr. Fountain, searched the DEP database for information. He cited two individual studies (University of Florida and a university in

Switzerland) . According to Mr. Posma, both studies revealed no significant increase in contamination for the first two years.

At this time, Mr. Ramsey requested to continue this Hearing so the Board may re-open the Public Hearing on SP# 149. Atty. Berthiaume was in agreement.

6:45 PM – Continuation of the Public Hearing for James Fountain/Fountain & Sons Fuel Co. on the Amendment to Special Permit No. 149 – Walkeen-Koziol Road. Mr. Fountain is requesting to store road grindings in accordance with Section 8.6.11 and is also requesting extended hours of operations, which is governed by Section 8.6.4. Atty. Berthiaume spoke on Mr. Fountain's behalf. Once again, Atty. Berthiaume reiterated the history of the property, which is currently a permitted gravel pit operation. This site would also be used as an interim site to store material. Any removal of material would be restricted to normal hours of operations of the gravel pit. Same basic equipment would be used.

Clearly, by the attendance of the abutters, Atty. Berthiaume realizes that this is an imposition to the neighbors to which his client, Mr. Fountain, is willing to limit. The concerns of the abutters were:

- Noise at night
- Property values
- Safety of pedestrians
- Lighting towers (run by generators) at night
- Concerns over contamination of private wells in the area

Both Atty. Berthiaume and Mr. Fountain understand these issues, and feel that there would be no contamination to wells and would try to make accommodations to lessen the overall impact. This could include using jake-brakes, turning off backup alarms and not allowing trucks to slam the tailgates. Best management practices would be used to control runoff. The possibility of using sand as a filtration method was discussed. Mr. Krawczyk stated a concern over leaching. Mr. Fountain suggested that he could provide an impervious surface for the grindings to be located on. Mr. Fountain stated that he is trying to avoid a situation like he ran into previously and is willing to limit the work. After continued discussion, with no further information, the following motion was made: Motion to close the Public Hearing on the Amendment to Special Permit No. 149 made by Mr. Krawczyk; second: Mr. Richard – unanimous at 8:00 PM

Re-Opened the Continuation of the Public Hearing for the Amendment to SP#205 – Brimfield Rd. Mr. Krawczyk concerned over the area of discussion is in the Interim Wellhead Protection Area (IWPA). Mr. Fountain provided a map showing the proposed area was outside of the Groundwater Protection District. With no further comments or information, the following motion was made:

Motion to close the Public Hearing on the Amendment to Special Permit No. 205 made by Mrs. Libby; second: Mr. Richard – unanimous at 8:10 PM.

WPB Minutes
February 24, 2010
Page 3

All parties were advised that the Board will consider both applications and parties will be notified accordingly.

Motion to sign payroll for Rebecca Acerra in the amount of \$122.40 made by Mrs. Libby; second: Mr. Krawczyk – unanimous

Motion to sign the invoice for William Scanlan for week ending 2/19/10 in the amount of \$1,300.00 made by Mr. Richard; second: Mr. Krawczyk – unanimous.

Motion to sign a request for postage in the amount of \$44.00 made by Mr. Richard; second: Mrs. Libby – unanimous.

A work meeting has been scheduled for March 5, 2010 at 6:30 PM.

Motion to Adjourn made by Mr. Richard; second: Mr. Krawczyk – unanimous at 8:30 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____