

WARREN PLANNING BOARD
MINUTES OF APRIL 10, 2010

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

Attendees: Laurie McCarthy, Tony Woodman, Jonathan Cook, Joe & Diane Rasczka, Steve & Kelly Carroll, Linda Wrobel, David & Darlene Sablack and Jim and Alice Witaszek

Opened the Meeting at 6:00 PM

Tony Woodman: Mr. Woodman presented an ANR for his property located on Old West Brookfield Road. His plan is to create Lot 6A-2 & Lot 7A-2 which is his current gravel pit. Both lots meet the required zoning. After a review and with no further discussion the following motion was made: Motion to sign the ANR for Anthony Woodman for Old Douglas Road creating lots 6A-2 & 7A-2 as presented made by Mr. Richard; second: Mrs. Libby – unanimous. Form A's and the signing fee of \$80.00 (ck#761) were presented this evening.

Motion to approve the Minutes of March 31, 2010 as written made by Mrs. Libby; second: Mr. Messier – 4 Yes (Mr. Richard abstained due to absence)

Motion to sign the T & G invoice for advertising in the amount of \$163.88 made by Mr. Richard; second: Mr. Messier – unanimous.

The Board reviewed a memo from the Board of Selectmen regarding an employee/department head meeting for 5/11/10 and a "State of the Town" meeting scheduled for 5/18/10 both beginning at 7:00 PM.

6:30 PM – Continuation of the Public Hearing for Steven Carroll/David Sablack on their request for a Special Permit No. 242. The Applicants have requested a Special Permit under Section 3.25.1 & 3.25.2 under the Town's zoning by-laws to operate a storage and cabinet manufacturing facility.

Joe Rasczka – Mr. Rasczka who resides at 151 Comins Pond Road began by saying that he heard a vehicle go past his house at 5:45 AM this morning, which is a concern to him. Ms. McCarthy who resides at 189 Comins Pond Road agrees that Mr. Sablack has a very loud truck. Mr. Sablack requested to address this concern. He stated that he owns a 2005 Dodge Ram with a stock exhaust and there are many people up and leaving for work at that time of the morning. Ms. McCarthy also stated that when Mr. Carroll and Mr. Sablack originally purchased 20 Hines Ave., they used her property doing damage in the process. Mr. Ramsey reminded all in attendance that the Board can only address the application before them.

Ms. McCarthy also stated that open bags of coal and the stove itself is a concern for her. Kelly Carroll questioned if both her husband and Mr. Sablack can even go to the property. The Board stated that they are the owners and can go to the property at will.

Mr. Richard, who listened to the first hearing via audio tape, stated that his impression was that the concerns of the neighbors are the quality of life issues. It doesn't appear by the application that this is a large scale operation and would be used only on occasion. He went on to say that the Planning Board encourages business in town.

To address the septic issue, Mr. Carroll stated he spoke with Jason Paquette regarding the installation of a system. They would contact the Board of Health on this matter. Mr. Lacey who serves on the Board of Health stated that it would be unlikely a perk test would be feasible however hasn't seen a plan to date.

Mr. Carroll also stated for the record that Stacey Dakai from DEP visited the site unannounced and found no issues. He will provide the field report to the Board as soon as he receives it.

Bill Scanlan questioned the character of manufacturing. Mr. Carroll stated that he has approximately 8 employees which was an issue, however has been resolved. He has approximately 2 months worth of onsite (20 Hines Ave) fabrication with a minimal number of deliveries.

Mr. Krawczyk would like to keep the hearing open until the field reports are provided by DEP. Ms. McCarthy doesn't see how this is a benefit to the town. Ms. Wrobel stated that this business doesn't ruin their quality of life and she and her husband live on Hines Ave. James Witaszek, who also resides on Hines Ave. leaves for work around 5:45 AM and doesn't see any additional traffic. Diane Raszka stated again that the concerns were derived from past performance and admitted that the situation is much better. With no further comments or information, the following motion was made: Motion to continue the Public Hearing for SP#242 to April 29, 2010 at 6:15 PM, in order for DEP to file their field report made by Mr. Krawczyk; second: Mr. Richard – unanimous at 7:40 PM.

Motion to sign payroll for Rebecca Acerra in the amount of \$112.20 made by Mrs. Libby; second: Mr. Messier – unanimous

Motion to sign the invoice for Wm. Scanlan for w/e 4/6/10 in the amount of \$1,300.00 made by Mrs. Libby; second: Mr. Messier – unanimous.

Discussion on the Amendment to SP#149 – Walkeen–Koziol Road. Mr. Fountain has requested to stockpile road grindings with extended hours of operations. The Board reviewed the file and submittals by both the Applicant and residents and after consideration of all, the Board agreed to approve in part the application. Safeguards would be required in order to preserve water quality. Water analysts would be required to establish a baseline. All members agreed that extended hours of operation would be prohibited in light of resident concern. A draft will be drawn up and reviewed at the next meeting.

Subdivision Control Regulations: Mr. Scanlan received feedback from Chief Dolan which will be incorporated into the packet for the hearing.

Mr. Scanlan also prepared a survey for the Town Hall, which will available through various places in town as well as online.

Mr. Krawczyk discussed with the Board that he recently spoke with Mr. Souza. Mr. Souza feels that the Planning Board has not adequately informed the residents of what is going on with the proposed Motocross on Reed Street. In order to clarify, as of this date, there is not one thing that has been applied for so there is nothing to comment on. If and when the proposal moves forward and is actually before this Board, more than ample notice will go out in order to have resident input. The Board expressed concern over incorrect information being spread, yet not one person has called the office or attended a meeting to ask us.

In order to keep in line with a very limited budget, the Board has requested that Mr. Scanlan attend vital meetings in order to provide his expertise in certain areas. Mr. Scanlan was agreeable.

Motion to Adjourn made by Mrs. Libby; second: Mr. Messier – unanimous at 9:10 PM

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____