

WARREN PLANNING BOARD
MINUTES OF APRIL 29, 2010

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

Absent: Mr. Peter Krawczyk

Attendees: Joe Perkins, Laurie McCarthy, Linda Wrobel, Jim and Alice Witaszek, David & Darlene Sablack, Joe & Diane Raszka, Steven Carroll, Jon Callahan, David Delanski, Robert Downing, Richard Czaparowski, Sheldon & Patricia Burnham

Opened the Meeting at 6:00 PM

R.J. Fijol - The Board received a cancellation notice for a bond for a gravel pit owned by Mr. Robert Fijol on Brimfield Road. After a discussion, a letter will be sent informing Mr. Fijol that either a new bond or other means of a bond will be required in accordance with the by-law.

RHERT – A memo was received from the Conservation Commission stating that they have placed an Enforcement Order on the property owned by Rolling Hills Estates Realty Trust/Jon Callahan located on Gilbert Road. In light of the Special Permit on the property and the Orders of Conditions, the Board unanimously agreed that a letter be sent to Mr. Callahan requesting that all activity within the gravel pit cease until the situation is rectified with Conservation.

The Board reviewed the expenditure report as of 4/27/10.

Motion to approve payroll for Rebecca Acerra in the amount of \$102.00 made by Mr. Messier; second: Mrs. Libby – unanimous

Motion to approve the invoice for Wm. Scanlan for w/e 4/16/10 in the amount of \$1,300.00 made by Mr. Messier; second: Mrs. Libby – unanimous.

Motion to sign postage in the amount of \$44.00 made by Mr. Richard; second: Mr. Messier – unanimous.

Joe Perkins: Mr. Perkins who resides at 901 Reed Street addressed the Board this evening regarding the proposed motocross. Mr. Ramsey informed Mr. Perkins that an application has not yet been filed and when they do, all the proper parties will be notified. Mr. Perkins did ask if any of the Board members were related to Mr. Goyette, to which none are.

6:15 PM – Continuation of the Public Hearing on the Special Permit Application No. 242 for Steven Carroll/David Sablack. The Board has received the DEP Field Reports as requested. In the reports, DEP reported no issues with the property. Mr. Carroll also stated that a perk test is scheduled for 5/10/10 at 8 AM. In addition, Mr. Keough did a walk through of the property with Mr. Sablack and advised him of the issues they need to address.

Mr. Messier did visit the site unannounced and Mr. Carroll did invite him in. Mr. Messier stated that he feels that it is for personal storage and did not see any evidence of an apartment. With no further information, the following motion was made: Motion to close the Public Hearing on SP#242 for Steven Carroll/David Sablack made by Mr. Messier; second: Mrs. Libby – unanimous at 6:30 PM.

Patricia Burnham: Mrs. Burnham addressed the Board this evening regarding the proposed motocross track on Reed Street. Mrs. Burnham was under the impression that there was a hearing scheduled for this evening. Mr. Ramsey informed her that an application hasn't even been filed to date. She was advised that all parties will be amply informed of any hearing regarding this information.

6:30 PM – Opened the Public Hearing regarding the Rules and Regulations governing the Subdivision of Land. The Planning Board has the authority to adopt Rules and Regulations without Town Meeting Approval. The purpose of Rules and Regulations provides for safeguards to avoid costly mistakes at taxpayer expense.

Mr. Scanlan provided a PowerPoint presentation which allowed a step by step view of the process necessary to develop a subdivision. Mr. Delanski stated that he thought the presentation was well thought out and is glad that the board is taking proactive steps in order to protect the town. Mr. Downing agreed.

Jon Callahan felt that the document was extensive and would like to comment further on a few particular aspects. He did feel that the peer review costs were open ended. He also felt that the board is capable of reviewing a plan on their own without sending it to an outside consultant. Mr. Scanlan and the entire board feel that they are not equipped to ensure that such a project would conform to standards. Mr. Ramsey stated that he feels that a developer should be ready to assume the costs for review. All fees proposed are the average standard costs.

With no further discussion at this point the following motion was made:
Motion to continue the Public Hearing on the Rules and Regulations governing the Subdivision of Land to Wednesday, May 26, 2010 at 6:30 PM made by Mr. Richard; second: Mrs. Libby – unanimous.

Special Permit Appl. No. 149A – Amendment to SP#149 – The Board reviewed a draft of the Decision with Orders of Conditions. Mr. Messier is not in favor of requiring a water test. He feels that groundwater contamination can come from anywhere and would be difficult to pinpoint it to one certain cause. Mr. Richard strongly agrees however it was an issue brought up by the abutters and therefore the Board needs to address it.

After a few minor changes, the following motion was made: Motion to grant the Amendment to Special Permit No. 149 in part made by Mr. Richard; second: Mrs. Libby – 4 Yes, 1 Absent

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Mr. Ramsey requested a Roll Call Vote: Mr. Richard – Yea, Mr. Messier – Yea, Mrs. Libby – Yea and Mr. Ramsey – Yea (Mr. Krawczyk was absent this evening)

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____