

WARREN PLANNING BOARD  
MINUTES OF MAY 12, 2010

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

Attendees: Mr. Joe Perkins, Mr. Don Nickerson and Mrs. Joyce Eichacker

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Opened the Meeting at 6:00 PM

**Reorganization of the Board:** Mrs. Libby was re-elected in the annual election for a five year term. A motion was made by Mr. Krawczyk to elect Bill Ramsey as Chairman and Marc Richard as Vice-Chairman and was seconded by Mrs. Libby – all in favor.

As required by the Registry of Deeds, the members signed the Signature Page and will be forwarded to them as requested.

**Comments/Concerns:** Mr. Perkins requested an update as to the status of the proposed Motocross on Reed Street. Mr. Ramsey stated that as of today, the only information the Planning Board has received through the Tax Collectors Office is that the property has officially been purchased by Mr. Goyette. Also as of today, the Goyette's have not filed for Site Plan Review/Special Permit, therefore it would be improper for the Board to comment. Once the owners do file, proper notification to all parties will be made. Mr. Perkins was satisfied and thanked the Board for their time.

**11 Quaboag Street Litigation:** The ongoing litigation regarding Fountain & Sons Fuel Co. v. Town of Warren, Planning Board has come to a conclusion. The Worcester Superior Court has found in favor of the Planning Board on all counts. Mr. Fountain has until June 4, 2010 to file an appeal in the case. The Board is in agreement that they will not file to recover court costs so all parties may move forward.

Motion to sign the T & G invoice for advertising in the amount of \$142.03 made by Mr. Richard; second: Mrs. Libby – unanimous.

Motion to sign the Staples Invoice in the amount of \$85.56 (1/2 of software cost split with Bldg. Dept) made by Mr. Richard; second: Mr. Messier – unanimous.

Motion to sign the invoice for Wm. Scanlan for w/e 4/30/10 in the amount of \$1,300.00 made by Mr. Richard; second: Mr. Messier – unanimous.

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

Motion to sign payroll for Rebecca Acerra in the amount of \$105.20 made by Mr. Richard; second: Mrs. Libby – unanimous.

**Rolling Hill Estates Realty Trust:** At the last meeting, in light of the Enforcement Order issued by the Conservation Commission, the board was in agreement to send a letter to Mr. Callahan requesting the he cease operation of the gravel pit until he is in full compliance with the ConCom. A letter was sent and Mr. Callahan spoke with the secretary earlier this week. He is not happy with the board's position. However, as part of the Special Permit, one of the Orders of Conditions is that all permits/licenses must be in order. Mrs. Eichacker, as Chairperson of Conservation addressed the issue. Mrs. Eichacker stated that Mr. Callahan provided a narrative outlining a sequence of events that were to take place (replication, road construction, emergency spillway and blasting), to which none were done properly or in order. The road is much wider than proposed. The Conservation Commission will notify the Planning Board once Mr. Callahan is in compliance and the Enforcement Order has been lifted.

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**Public Hearing – Zoning Amendment**

6:30 PM – In accordance with the provision of M.G.L., c40A, §5, the Warren Planning Board opened a Public Hearing this evening to consider the adoption and renumbering of a proposed Zoning By-law amendment. This includes:

- To re-number and re-designate Article XIV, Section 8, Flood Plain District as Section 10 of the zoning by-laws.

This proposal is a housekeeping matter and does not change the text in any manner. For some reason, some time ago, this by-law was put into the General By-law when it should have been in the Zoning by-laws. With no comments (none in attendance) the following motion was made:

Motion to close the Public Hearing to re-number and re-designate Article XIV, Section 8, Flood Plain District as Section 10 of the Zoning By-laws made by Mrs. Libby; second: Mr. Richard – unanimous at 6:45 PM. A recommendation will be provided at Town Meeting, with all members in favor.

**Discussion on 20 Hines Ave. (Special Permit App. No. 242)** . All members reviewed the field reports from DEP. Both reports stated that there were no issues with the property. With that in mind and after reviewing the information provided by both the applicants and abutters, the Board considered the merits of the application. Several orders of conditions were considered, such as limited work hours, lighting restrictions, debris containment, re-evaluation/renewal. A draft will be provided at the next meeting for review.

**Gravel Pit Inspections** – Annual gravel pit inspections will be scheduled for late June. Letters will be sent to all permit holders for notification.

**Warren Casino Study Committee** – A Public Forum was held at Quaboag Regional High School on Thursday, May 6, 2010 to discuss the impact and possibilities of planning for a resort casino. Three guest speakers were in attendance from Connecticut. Bill Haase, former Planning Director from Ledyard, CT, Marcia Vlaun, Planning Director from Montville, CT and Lt. Michael Finkelstein, Executive Police Officer, Ledyard, CT.

Mr. Scanlan felt the evening was very informative and well attended. More meetings are scheduled in order to keep pace with legislation.

**Next Meeting scheduled for May 26, 2010** at which time the Board will continue the Public Hearing to consider the adoption of Rules and Regulations governing the Subdivision of Land.

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

Respectfully submitted,

Rebecca Acerra  
Secretary

Date Approved \_\_\_\_\_