

WARREN PLANNING BOARD  
MINUTES OF AUGUST 25, 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: Brian Connolly, Donald Para, Richard & Linda Dusza, Atty. Ray Blanchette, Atty. James Baird and Tom Boudreau

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Opened the Meeting at 6:00 PM

Motion to accept the Minutes of June 23, 2010 as written made by Mrs. Libby; second: Mr. Messier – unanimous.

Motion to accept the Minutes of June 28, 2010 as written made by Mrs. Libby; second: Mr. Messier – unanimous.

Motion to accept the Minutes of July 7, 2010 as written made by Mr. Messier; second: Mr. Krawczyk – unanimous.

**Follow up discussion on Gravel Pit Inspections that took place on July 7, 2010:**

John Beaudry – SP#152 – Cemetery Road: A letter will be sent stating all aspects were in compliance.

James Fountain – SP# 205 – Brimfield Road. A letter will be sent stating all aspects were in compliance; however a request will be made to remove all scrap metal on site.

Robert Fijol – SP#161 – Brimfield Road – The area of concern is still present to date. A large hole which the Board addressed last year is still present. A fence is in place, however safety concerns remain. Mr. Keough will be contacted and asked to inspect and provide his opinion. This Board is in favor of having the hole filled in. Mr. Fijol was asked to provide a narrative of the proposed work however has yet to do so. A letter will be sent requesting the hole be filled in within 30 days of receipt.

Robert Fijol – SP# 160 – Brimfield Road. This pit appears to be inactive at this time. A gate and posting was present. There were no issues with the property.

James Fountain – SP#149 – Walkeen-Koziol Road – Gate with postings are present. After a walk of the property, the cliff at the back end of the pit was still present. The Board had requested Mr. Fountain knock down the cliff at the last inspection. A letter will be sent requesting Mr. Fountain to scale back the edge within 2 weeks of receipt of the letter.

John Beaudry – SP#153 – Brimfield Road – This pit has been closed to the satisfaction of the Board and zoning requirements.

Kelly Iverson/Robert Hitchcock – SP#149 – The property was gated and locked with proper postings. This property has been a continuous area of concern. A corrected plan has not been filed as requested and there is no current bond. A letter will be sent requiring a bond (or suitable equivalent) be provided to the Board within 2 weeks of receipt of a letter. The owners will also be invited to meeting on the 22<sup>nd</sup> of September to discuss the ongoing problems and look for a resolution.

Brian Connolly – ANR plan for 1166 Main Street. Mr. Connolly submitted an ANR plan for 1166 Main Street. Mr. Para spoke on behalf of Mr. Connolly in which the plan depicts conveying parcel A, B, C & D to increase abutting property owners land. After a review and with no further questions, the following motion was made: Motion to sign the ANR plan for Brian Connolly for 1166 Main Street conveying parcel A, B, C & D for an increase in area to abutting property as presented made by Mrs. Libby; second: Mr. Krawczyk – unanimous. Form A's and the signing fee of \$160.00 (ck#1095) were presented this evening.

**Continued discussion on Gravel Pit Inspections that took place on 7/7/07.**

Phillip Lanctot – SP#158 – 1391 Brimfield Road – This is a multiple use property which has a multi-unit apartment complex, therefore it is not gated nor locked. Several areas of concern persist with this property namely the stumps and inadequate fencing. All members agreed to invite Mr. Lanctot into our meeting on the 22<sup>nd</sup> of September to discuss the issues at hand.

Rolling Hills Estates Realty Trust – SP #196 – Gilbert Road. Mr. Callahan was present for the inspection. A significant road was constructed, which was at the center of an Enforcement Order issued by the Conservation Commission. That has since been lifted by the Commission and Mr. Callahan is working with them to ensure compliance of the Orders. The findings by this Board regarding actual Earth Removal are minimal at best. To date, blasting has occurred however no material has been moved. All other aspects are in compliance.

Michael Starsiak – SP#239 – 87 Spring Street. Mr. Starsiak was on hand this evening to meet with the Board. This newly permitted pit has seen no activity to date. All aspects are in compliance.

Three Hole Trust - SP#159 – Mr. Brusio met the Board on site this evening. The property has the proper postings and is securely gated. The only area of concern was the large hole to the rear of the property. As with the other property owners where concern exists, Mr. Brusio will be invited to the September 22<sup>nd</sup> meeting. NOTE: Since the inspections on 7/7/07, a Notice of Cancellation on the bond for Mr. Brusio's pit has been received. This too will be addressed at the meeting.

Anthony Woodman – SP#156 – Old Douglas Road. This pit has been turned into building lots. All aspects of reclamation have been met. A thank you letter will be sent to Mr. & Mrs. Woodman for operating a compliant pit since day one. The Assessor's Office will be notified of the change in the property as well.

Scenic Road Discussion:

Mr. Boudreau met with the Board this evening to discuss a property located at 1668 Main Street. Concerns of an opening and removal of a portion of a wall on the back side of the property, which is owned by George Ellis was discussed. Apparently the opening was in order to allow for the Warren Water Department to tie into the waterline. This has been confirmed by the Water Department. Both this board and Mr. Boudreau will send a follow up letter to the property owner advising him of the Scenic Road By-law with a reminder that any further alteration should be discussed with the Planning Board and Highway Department prior to any work.

CMRPC FY 2011 Delegate: Motion to reappoint Mr. Peter Krawczyk as delegate to the CMRPC for the Town of Warren made by Mrs. Libby; second: Mr. Richard – unanimous.

Motion to ratify payroll for Rebecca Acerra in the amount of \$98.60 made by Mr. Messier; second: Mr. Krawczyk – unanimous.

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

Motion to ratify payroll for Rebecca Acerra in the amount of \$115.60 made by Mr. Krawczyk; second: Mrs. Libby – unanimous.

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

Motion to ratify payroll for Rebecca Acerra in the amount of \$156.40 made by Mr. Krawczyk; second: Mr. Messier – unanimous.

Motion to sign the invoice for Wm. Scanlan for w/e 6/30/10 in the amount of \$455.00 made by Mr. Krawczyk; second: Mr. Messier –unanimous.

Motion to sign the invoice for Wm. Scanlan for w/e 7/9/10 in the amount of \$845.00 made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

Motion to sign the invoice for Wm. Scanlan for w/e 7/30/10 in the amount of \$1,300.00 made by Mr. Krawczyk; second: Mr. Messier – unanimous.

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Motion to sign the invoice for Wm. Scanlan for w/e 8/13/10 in the amount of \$1,300.00 made by Mr. Krawczyk; second: Mrs. Libby – unanimous.

The Board reviewed the last expenditure report for FY 1010 and the report for July as of 7/28/10.

The Board reviewed memos from the Board of Selectmen regarding the annual mileage rate and the spending freeze that is still in place.

September meetings are scheduled for the 15<sup>th</sup> and 22<sup>nd</sup> at 6:00 PM.

Motion to Adjourn made by Mrs. Libby; second: Mr. Krawczyk – unanimous at 7:45 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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