

PLANNING BOARD
MINUTES OF MAY 25, 2011

Present: Mr. David Messier, Mr. Peter Krawczyk, and Mrs. Melissa Sepanek

Absent: Mr. William Ramsey; Mrs. Susan Libby

Attendees: William Scanlan, Town Planner

In the absence of the Chairman and Vice Chairman, Mr. Krawczyk opened the Meeting at 6:10 PM.

Mr. Krawczyk indicated that he wished to attend the CMRPC Annual Meeting in West Boylston on June 9. Mrs. Sepanek moved to approve the request; Mr. Messier seconded the motion, and the Board so voted. Mr. Krawczyk will coordinate reimbursement with the Town Accountant.

Discussion of Devil's Lane

The Board discussed a memo on Devil's Lane from Brackett and Lucas, former Town Counsel, which contained information concerning the subdivision process. In 2002, Town Counsel offered the opinion that the Board could approve ANR Plans on Devil's Lane, a private way, if the Board determined that the way had sufficient width and grade and was suitable for emergency vehicles to respond when necessary. The Memo states: "This decision is a factual one for the Planning Board to make using their personal knowledge of Devil's Lane". If the Board decided that the way was not safe for regular traffic and emergency vehicles, it could withhold ANR endorsement. The effect would be to require applicants to seek approval of a subdivision in compliance with the Board's Subdivision Rules and Regulations. In light of this explanation, the Board agreed that it was not necessary to seek another opinion from the current Town Counsel on the matter.

The Board then discussed the pending request of Mr. and Mrs. Florence to build a home on Devil's Lane in Warren. Mrs. Sepanek visited the site prior to the meeting. She stated that the road was "not bad". Despite a month with heavy rain, the road was not wet or muddy even though the road lacks formal drainage. As long as the owner understands that the Town has no responsibility for maintaining the road or for insuring safe passage, she felt the road was adequate today for providing access to the lot in question. Mr. Krawczyk felt, however, that if the Board authorizes building in this instance, other parties would come forward and worsen the difficult conditions of the road. Mr. Messier felt that the road was adequate to service new homes. In the absence of two members, the Board decided to continue the discussion at the next meeting.

Other Business

The Board reviewed and approved the draft letter to Mr. Richard thanking him for his service on the Planning Board.

Since Mrs. Sepanek was not a Planning Board member for the meeting of 4/27/11, the Board postponed approving minutes until the next meeting.

Mr. Krawczyk updated the members on the activity of the CMRPC Physical Development Committee, of which he is a regular attendee on behalf of the Town.

At 7:15 PM, Mrs. Sepanek made a motion to adjourn. Mr. Messier seconded the motion. The vote was unanimous.

William Scanlan
Town Planner

Date Approved _____