

PLANNING BOARD

MINUTES OF JUNE 8, 2011

Present: Mr. William Ramsey; Chairman, Mrs. Susan Libby, Vice-Chairman, Mr. David Messier, Mr. Peter Krawczyk, and Mrs. Melissa Sepanek

Attendees: William Scanlan, Town Planner, Steven Berry, Richard Arsenault

Mr. Ramsey opened the Meeting at 6:00 PM.

Comments and Concerns

Mr. Ramsey informed the Board of a conversation he had with David Callahan regarding the large land holdings the family owns in southwest Warren. Mr. Callahan stated he intends to establish a hunting preserve under the Wounded Warriors Program. This program provides an opportunity for wounded veterans to hunt in dedicated preserves. The property would be managed for wildlife with some accommodations made to provide those with disabilities the opportunity to experience hunting in a natural environment. Mr. Ramsey stated that state Fish and Wildlife officials are very supportive of the concept since there are no such areas yet established in Massachusetts. Since the land would be set aside for an open space use, it is likely that the property would be assessed as open space, resulting in a reduction in property tax revenue.

Steven Berry and Richard Arsenault from the Reed St. neighborhood attended the meeting to discuss the proceedings of the Selectmen's meeting the previous evening where that board denied a permit for a weekend motocross event. Mr. Berry mentioned that many residents in the neighborhood believe the proposed location is not suitable for this kind of activity because of the residential nature of the area. He stated that he is interested in working with the Planning Board to draft a zoning amendment that would prohibit racetracks in Warren. He has researched the topic and is willing to share that information with the Planning Board. Mrs. Libby mentioned that the Town had an opportunity to approve a NASCAR track in southwest Warren several years ago, and that several Warren officials had traveled to Pennsylvania to view a track in operation. Mrs. Libby noted that the Town did not support the measure at the time due to perceived negative impacts, but she feels that area would be a better location for a track than the Reed St. area. The members expressed a willingness to work on a zoning amendment to address this issue.

Discussion of Devil's Lane

After viewing Devil's Lane, Mr. Krawczyk stated that he feels the way is not adequate to support new residential development. He would like to see the road improved through the Board's Subdivision Regulations before allowing new homes. Mrs. Libby mentioned that at a previous meeting the Planning Board had asked Mr. and Mrs. Florence to contact Brimfield's Police, Fire, and Highway officials to obtain their input into the matter. The Board decided to wait to receive that information before making a decision. Mr. Scanlan will contact Mrs. Florence to remind her to contact the Brimfield officials.

Review of 20 Hines Avenue Decision

In approving the special permit application of Steven Carroll and David Sablack for 20 Hines Avenue, the Board had imposed a condition that it would review the status of the property

one year from the date of approval to verify compliance. This one-year period has arrived. Prior to the meeting, Mr. Scanlan contacted the Police Chief, Fire Chief, and a member of the Board of Health to inquire if they had received any complaints about the facility. None of the officials had received any complaints. Mr. Krawczyk stated he had spoken briefly with a neighbor, Mr. Joseph Raczka, about the matter a few weeks previously. Mr. Krawczyk asked Mr. Raczka to submit concerns in writing or attend a Board meeting to express those concerns. The Board has not received any further information from Mr. Raczka. At the time of the public hearing for the special permit, several abutters expressed concerns with possible impacts from the business, but none has contacted any local official about problems at the site. Therefore, the Board was satisfied that the owners are conducting operations in a reasonable manner.

Other Business

Mr. Ramsey and Mrs. Libby signed the letter to Mr. Richard thanking him for his service on the Planning Board.

The Board approved the minutes of April 27 and May 11.

The Board approved the FY 2012 assessment from CMRPC for \$1,150.63.

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

William Scanlan
Town Planner

Date Approved: June 22, 2011