

**WARREN PLANNING BOARD  
MINUTES OF APRIL 18, 2012**

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

Absent: Mr. Bill Ramsey

Attendees: See Attached List

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Opened the Meeting at 6:00 PM

In Mr. Ramsey's absence, Mrs. Libby chaired this evening's meeting.

**Comments and Concerns:** The Board discussed a concern over a gravel pit located on Old West Brookfield Road in Warren. An abutter to the property called with concerns over the depth of a hole and the lack of dust control measures being taken especially in this dry weather. Mr. Brusio will be contacted and invited to meet with the Board at our next meeting on April 25<sup>th</sup> to discuss the matter.

Motion to accept the Minutes of April 11, 2012 as written made by Mr. Messier; second: Mrs. Sepanek – unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$110.36 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to sign the invoice for Wm. Scanlan in the amount of \$1,300.00 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

**Eosol Americas:** The Board briefly discussed the surety issue for the solar farm on Little Rest Road. Mr. Scanlan met with Mr. Schlosstein to discuss the matter. The Treasurer will research the issue and meet with the board to discuss their options. In the meantime, an estimate of the cost of removal will be requested.

Motion to recess the meeting until 6:25 PM made by Mr. Krawczyk; second: Mr. Messier – unanimous. (This recess is to allow for the cable committee to set up for the following)

**6:30 PM – Informational Meeting on the Adoption of the Proposed Zoning Amendments.**

The purpose of this meeting is to discuss two proposed zoning amendments (Major Development Bylaw and Mill Conversion Overlay District) Mrs. Libby turned the meeting over to Mr. Scanlan for his presentation. Mr. Scanlan stated that this is the third and final informational meeting on the proposed Major Development Bylaw and Mill Conversion Overlay District.

**Major Development Bylaw:** Parties in interest attended this evening's meeting; the majority being residents of Reed Street. The issue of racetracks under the Major Development Bylaw seemed to be the biggest issue. Comments from those in attendance were as follows:

Nancy Schwenker – 1015 Reed Street – Mrs. Schwenker stated that a racetrack was not in the Master Plan and feels that one would degrade her property value.

Mr. Krawczyk responded by saying that the Board is trying to open doors to potential business by being proactive with the zoning.

Patricia Burnham – 233 Maple Street – Mrs. Burnham stated that since 1992 the town has been against racetracks and she would like to live in a peaceful community.

Mr. Messier questioned Mrs. Burnham and asked her what she suggested at which time Mrs. Burnham stated she could not answer his question at this time.

Mrs. Sepanek reminded all in attendance that we are not protected now because motocross is currently allowed by Special Permit. To further that comment, with the newly worded version, strict noise restrictions would be implemented for further protection.

Richard Czaporowski – 345 Bragg Road – He feels that any kind of development in the Rural District should be decided by the town's people, through town meeting, and not by five people. He went on to state that he doesn't disagree with bringing business in however feels that the residents should be the deciding factor.

Mrs. Libby reminded Mr. Czaporowski that as elected officials it is their responsibility to ensure zoning is adhered to. All zoning changes go before the voters. The Planning Board merely suggests proposals for the town to vote on. Mr. Scanlan stated that developers tend not to show interest in towns that do not have a vehicle in place in terms of zoning for development. Developers want some reassurance that they can get approval and look elsewhere if there's a possibility of getting turned down at town meeting. Again, the town needs to be proactive rather than reactive.

Judy Sessler – Brimfield resident and direct abutter to the Callahan property. Ms. Sessler stated that she can attest to the noise of a track and expressed additional concerns over the degrading of private wells.

Donna LaRoche-Jump – 618 South Street – Expressed concern over the current issue with bikes racing up and down the street without adding a track in town and requested that the board consider omitting tracks in town.

Donald Nickerson – 436 Old W. Brookfield Road – Mr. Nickerson suggested that "track" be clarified to avoid confusion.

Kim Hatch – 688 Reed Street – Mrs. Hatch feels that tracks should be stricken from the proposal. Mrs. Hatch also referenced a Dunkin Donuts that showed interest in the town. She stated that it went before the Planning and Zoning Board and were denied. She is incorrect in her information. At the time, the Planning Board did not have jurisdiction over fast-food establishments. The application went before the Zoning Board of Appeals and was denied by them. In October of 2006, the Planning Board proposed a zoning change to allow fast-food, which was approved by the voters.

Andrew Schwenker – 1015 Reed Street – Mr. Schwenker feels that a developer should pay for a special meeting prior to approval.

Unable to make the meeting this evening, Brian Burke of 1015 Reed Street and Phil Milgrom and Nancy Nowak of 286 Bridge Street expressed opposition to any racetrack/motocross proposal.

With no additional comments from those in attendance regarding the Major Development Bylaw, all residents left the meeting, with the exception of Mr. Richard Arsenault who remained to participate in the next portion of the meeting.

**Mill Conversion Overlay District (MCOB)** - The Board reviewed the changes that were based on the prior discussions. Mr. Krawczyk suggested that “indoor flea markets” be added. Some discussion took place on Sections 13.3, 13.43.1, 13.43.4 and Section 13.6. The Board also agreed to delete Section 13.5.6.8, which required the developer to provide an estimate of the number of school children.

Ms. Sessler questioned if the proposed trails needed to be handicap accessible. Mr. Scanlan would look into this matter. Mr. Messier stated that he would like to see any open space remain natural and without any disturbance.

Mr. Nickerson expressed concern over proposed walkways near the river and who would bear the liability if someone should be hurt. This too will be look into.

Mr. Marcotte of MDP Development, LLC stated that in some areas of the property, a landscape buffer may not be feasible due to existing sidewalks.

Suggested changes will be done and submitted to counsel for review. A public hearing on both zoning amendments has been scheduled for Wednesday, May 2, 2012 at 6:30 PM.

Follow up discussion: The Board agreed to add to §1.4, Definitions, wording that would exclude motorized tracks throughout the town.

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Seeing that the Master Plan was done in 2006, Mr. Nickerson feels that it is time to revisit and revise.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Messier – unanimous at 8:15 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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