

WARREN PLANNING BOARD
MINUTES OF MAY 15, 2013

PRESENT: Mr. Bill Ramsey; Chairman, Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk, Mr. David Messier, Mrs. Melissa Sepanek and Mr. Bill Scanlan

ATTENDEES: See Attached List

Opened the Meeting at 6:00 PM

COMMENTS & CONCERNS

Mr. Ed Kretkiewicz informed the Board this evening the Josh Bagnato from First Wind Energy, LLC did contact him and Ms. Jandrue as promised in order to schedule a meeting with both of them.

OTHER BUSINESS

Motion to sign and approve payroll for Rebecca Acerra in the amount of \$263.44 made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

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

Motion to sign and approve the invoice for Graves Engineering, Inc. for Peer Review Services regarding (SP#256 – Goyette) in the amount of \$1,260.00 made by Mrs. Libby; second: Mr. Messier – 4 Yes – Mrs. Sepanek abstained

Chairman Ramsey requested a recess until 6:30 PM in order to proceed to the gymnasium for the Public Hearing on the Special Permit Application No. 256 for Keith Goyette. Mrs. Libby made a motion to recess until 6:30PM and continue in the gym – motion was seconded by Mr. Messier – unanimous.

Mrs. Sepanek recused herself as a member of the Warren Planning Board from the following discussion. She participated as a resident.

6:30 PM – Public Hearing on the Special Permit Application No. 256 for Keith Goyette who is seeking Site Plan Approval and a Special Permit under Sections 5.3 & 3.23.12 respectively of the Town of Warren Zoning Bylaws and pursuant to MGL c40A. The Applicant is requesting to construct and operate an outdoor Off-Road Vehicle Park. The proposal will include areas for parking, a facilities building and an earthen recreation circuit and associated site improvements. The property is located on Reed Street in Warren and is also known as Assessor's Map 9, Lot 40 which is in the Rural District.

Robert Levesque and Jon Goddard from R. Levesque Associates, Inc. spoke on behalf of Mr. Keith Goyette. Mr. Levesque provided an introduction to the proposal stating that the property contains approximately 150 acres and is shown as Map 9, Lot 40 on the Assessor's Maps in the Town of Warren. He detailed this proposal as a family operation and has been designed to avoid all wetland areas, based on Mass DEP Storm Water Regulations in addition to the rules and

regulations within the Town of Warren. Plans have been submitted and reviewed by Jeff Walsh, P.E. at Graves Engineering, Inc. on the town's behalf. Approximately 75% of the property would remain Open Space. A traffic assessment prepared by Fuss & O'Neill has been provided and submitted as well as a Storm Water Drainage Report.

Jeff Walsh – Mr. Walsh walked the site on May 9, 2013 and reviewed all documents submitted to verify compliance with local bylaws and any state regulations that may apply. Mr. Walsh's general findings were:

- The traffic assessment submitted stated that Reed Street could handle the number of vehicles estimated and has no reason to dispute the Fuss & O'Neill study. Parking areas are proposed in two phases. The entrance has been moved to provide adequate space for entrance/exit.
- The actual track is not fully designed on plans submitted and feels that it should be further engineered out and documented.
- Mr. Walsh suggested that more details should be provided to address trash pick-up.
- Walsh suggested that a noise study be considered, which is outside of the scope of their review. A consultant experienced in such studies could be contracted.

Questions/comments from those in attendance were as follows:

Lisa Digris – 24 Ramsdell St - Mrs. Digris questioned if consideration was given to streets in close proximity to Reed Street such as Crouch Road, Carl Street, Maple Street, Bridge Street, Ramsdell Street or Brook Road. Mr. Levesque stated he would have to look into which intersections were reviewed.

Alan Fortin – 441 Reed St. – expressed concern over traffic and noise being the biggest issue

James Robitaille – 608 Reed Street – questioned the number of events per year. Mr. Goyette addressed the issue stating that the intent is to initially open for practice 4 days per week and one weekend day which would be open to the public with approximately 30 meets for the season. Mr. Robitaille also brought up the fact that daylight hours make up a good portion of the day which could extend into the evening on any summer night. Mr. Goyette stated that if they are open for an event, then the facility would be closed to the public with hours of operation estimated from 8:30 AM to 7:00 PM. People arrive anywhere from 7:00 AM to ½ prior to dark. He went on to state that 85% of the people attending arrive by the 8:30 AM cutoff.

Mr. Robitaille is also concerned over contaminating the water due to oil/gas spills. Mr. Levesque stated that within the O & M Plan, best management practices will be followed. Any spills would be handled by and within DEP standards.

Patricia Burnham – 233 Maple St. – Mrs. Burnham expressed concern over the devaluation of property values. She feels that as a Real Estate Broker, the values could drop anywhere from 15 to 20 percent. She also expressed concern over Old Bay Path Road and the historical value should the project be approved. She also spoke about an area that possibly tested for radio carbon dating back some 4,000 year ago. Mr. Levesque stated that neither he nor his associates are appraisers and could not comment on the issue. He did state that the information provided to the Planning Board is in keeping with the requirements of the bylaws. Mr. Ramsey stated that the Board would request a member of the Board of Assessor’s Office be present at the next meeting to adequately address property values.

Melissa Sepanek – 542 Reed Street - Mrs. Sepanek submitted a detailed analysis outlining her concerns that speak to several issues that address noise, property values, traffic and other details submitted within. Copies were given to the Board for review. Mrs. Sepanek also questioned the Southwick facility stating that it runs as a non-profit, to which Mr. Goyette responded by saying that he himself is not a member of the American Legion. Mr. Levesque expounded on Mr. Goyette’s comment by saying that the American Legion is “not for profit” as where the Reed Street property would be “for profit”. Mrs. Sepanek requested that the Board review the possible loss of value (property value) to the town. She requested clarification on the traffic study. She also asked if there would be a central fueling site, to which Mr. Goyette stated that all fuel is provided off site and if a rider runs out, then they would be done for the day.

Tracy Mazur – 19 Mechanic St. – Ms. Mazur questioned what the prospect would be for employment. Mr. Goyette stated that this site would be smaller than the Southwick facility and any full-time employment would be in the single digits with a possibility of some part-time employments for youths ages 17- 21.

Jen Crowley – 774 Reed St. – Ms. Crowley stated that she recently had a sale of \$330,000.00 fall through on her home which is located directly across from the proposed entrance. She also stated that this is already a nuisance and it has just stated the permitting process. She also feels that the traffic study was inadequately done.

Robert W. Souza, Jr. – 498 Reed St. – Mr. Souza requested an independent evaluation of Reed Street for traffic. He also feels that the drainage along Reed Street is deteriorating faster than Ch. 90 funds are available. Further concerns over storm water runoff were expressed and disbelieve Mr. Goyettes statement regarding a rider’s status if he/she runs out of gas. Mr. Levesque stated that the project is outside of any BVW (bordering vegetative wetland) areas and not subject to DEP regulations. He also asked if any consideration was given to the impact on wildlife. Mr. Levesque responded by saying they have met the regulatory requirements.

Kimberly Hatch – 688 Reed St. - Mrs. Hatch stated that her property is closest to the entrance and the DEP comes in and does a water test and concerned over what happens if they get a “hot hit”. She would also like to traffic counter on both sides of Reed Street for at least 1 week. Mr. Levesque was agreeable but stated it must be specific to their project. She also expressed

concern over strange cars driving past her house as well as the noise and mud left on the road now with just a few bikes. Mr. Levesque stated that he'd be happy to have Fuss & O'Neill come in and explain in detail their report.

Patricia Michalski – 471 Reed St. - Mrs. Michalski expressed concern over congestion and if overnight camping will be allowed which many times leads to alcohol. She didn't believe a permit to sell alcohol had been granted by the Board of Selectmen, to which it has not nor have they (Goyette's) applied for one.

Richard Julian – 60 Reed St. – Mr. Julian is concerned over the narrowness of Crouch Road and feels that Crouch Road could not handle additional traffic.

Dawn Swistak – 366 Reed St. – Mrs. Swistak stated that she is very concern over the intersection and additional traffic. She also stated that she is concerned over their initial intent and that changing over time. Mrs. Swistak stated that she realizes the town needs something but not this type of project in a residential area. Mr. Goyette stated that he would like to operate a small but effective and profitable motocross facility. There is no proposal for an alcohol license. Mr. Levesque stated that there is no doubt, the residents will notice however all efforts have been made to place the track in the best possible place on the property to minimize the effects.

Daniel Plourde – 314 Ware Road – Mr. Plourde has been racing for over 20 years and seeing there is nothing in the town for kids to do and feels that this would be ideal. He also felt that if permitted, this would reduce the number of kids riding illegally in town. He went on to say that this sport is an expensive one and the quality reflects that in the families.

Andrew Schwenker – 1015 Reed St. – Mr. Schwenker pointed out the obvious traffic issues and the blind spots that are of concern. He also raised the issue of no sidewalk and an ample number of children that reside on Reed Street. The Southwick track was there first then homes were built around the track, which is just the opposite of the Reed Street proposal.

Tina Roberts – 940 Reed St. – Mrs. Roberts expressed concern over her father's property which is direct abutter to the proposed site. She stated that the quality of life would suffer greatly should this permit be granted. Mr. Lacey speaking as a member of the Board of Health stated that trash pick-up would be permitted through their office.

Steven Berry – 578 Reed St. – Mr. Berry requested that an air quality study be done, which has not to date.

Richard Arsenault – 875 Reed St. – Mr. Arsenault spoke about the 150 parking spots shown on the plan and asked how many bikes per trailer, to which Mr. Goyette responded approximately 1 – 4 bikes per trailer. Mr. Goyette stated that there are 42 places at the starting line however the

higher the class, the less number of bikes. The plan also provides for parking for motor-homes, which is camping and not part of the original application.

James Neils – 624 Reed St. – Mr. Neils stated that he doesn't care about studies and that the truth is that there would be more noise, traffic, dust and an overall decrease in quality of life. He stated that it took his life savings to purchase his property and now that it's in jeopardy. Plain and simple, he doesn't want it.

Rodney Perkins – 855 Reed St. – Mr. Perkins stated that he has lived in the same house for the last 67 years and is a direct abutter to the project. He allows the Boy Scouts to camp on his property in an area close to the proposed track. Concerns were also expressed regarding the scenic beauty of Reed Street and those that walk and bike along the road. The bottom line for him is the quality of life which would be greatly degraded should the project move forward.

Comments were received from the following departments/boards/committees:

West Warren Water District – questioned location of wells – satisfactorily addressed.

Warren Conservation Commission – outside of the Commission's jurisdiction – no issues.

Warren Fire Department – Fire Chief Lavoie attended the meeting this evening and submitted his comments on March 22, 2013. Additional information from the Applicant's will be required as the process moves forward.

Warren Board of Health – No issues based on the information submitted to date.

Warren Tree Warden – Applicant has not contacted his office for permission for any tree removal which would be permitted or denied only through his office.

At this time, no comment, written or verbal has been provided from the Chief of Police. Efforts will be made to have Chief Spiewakowski at a future meeting.

Comments from the Planning Board were as follows:

Mrs. Libby – Feel that noise, traffic and air quality are biggest issues which need to be investigated further however should be relative and appropriate to the time of year.

Mr. Messier – questioned the motocross season which Mr. Goyette stated it could be pushed into January if snowmobile races are held which as with overnight camping was not part of the original application. Sound, noise and dust were areas of concern.

Mr. Krawczyk – feels the Board should address traffic and noise.

In closing, Mr. Levesque stated that all concerns will be addressed and approached in a manner that is logical and fair in a quick and effective manner.

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With no further questions at this time, the following motion was made:

Motion to continue the Public Hearing on SP# 256 for Keith Goyette to June 19, 2013 at 6:30 PM made by Mr. Messier; second: Mrs. Libby – 4 yes votes.

Motion to Adjourn made by Mr. Messier; second: Mr. Krawczyk –unanimous at 9:00 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____