

**WARREN PLANNING BOARD
MINUTES OF JUNE 19, 2013**

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

ATTENDEES: See Attached Sign in Sheet

Opened the Meeting at 6PM

COMMENTS & CONCERNS

Mr. Krawczyk stated that he attended the CMRPC Quarterly Meeting, in which the Regional CO-OP was recognized.

MINUTES

Motion to approve the Minutes of May 15, 2013 as written made by Mrs. Libby; second: Mr. Messier – unanimous. (Mrs. Sepanek abstained from voting on the portion of the Minutes that discussed Special Permit Application No. 256.)

OTHER BUSINESS

Motion to approve and sign the invoice for Graves Engineering, Inc. for Peer Review Services pertaining to SP#256 in the amount of \$1,729.25 made by Mrs. Libby; second: Mr. Krawczyk – 4 Yes – 1 Abstention - Mrs. Sepanek.

MOTION TO RECESS TO THE GYM FOR THE CONTINUATION OF THE PUBLIC HEARING ON SPECIAL PERMIT APPLICATION NO. 256 MADE BY MR. MESSIER; SECOND: MR. KRAWCZYK –Unanimous AT 6:25PM.

MRS. MELISSA SEPA NEK RECUSED HERSELF AS A MEMBER OF THE BOARD FOR THE FOLLOWING PORTION OF THE MEETING.

6:30 PM – CONTINUATION OF THE PUBLIC HEARING ON SP#256 and SPR# 20 for Keith Goyette. The applicant is proposing to construct and operate an outdoor Off-Road Vehicle Park. The proposal for the park will include areas for parking, a facilities building and an earthen recreation circuit and associated site improvements. The property is located at 749 Reed Street in Warren and is also known as Assessor's Map 9, Lot 40. The proposal is under Section 3.23.12 and 5.3 respectively of the Town of Warren Zoning Bylaws.

Jon Goddard, Project Manager from R. Levesque & Associates spoke on behalf of his client, Mr. Goyette. Steve Savaria from Fuss & O'Neill was also on hand to discuss the traffic issue.

Mr. Savaria provided a handout to the Board this evening which highlights the anticipated traffic. Four basic directions were derived from past experience. According to the handout, 40% would enter Warren via Rte 67 Main Street, 6% would enter via the Ware Road, 12% via Rte 19 & 67 Boston Post Road and 42% via Rte 19 Brimfield Road. Mr. Goyette stated that he would erect signs to guide the traffic, restricting traffic to the major street. In the past at other events, flip signs have been used. In Mr. Goyette's opinion, he felt that riders would not travel Bridge Street or Crouch Road.

Mr. Robert Lavash – 65Winthrop Terrace – Mr. Lavash stated that he felt that once the riders are familiar with the roads that Crouch Road would be used much more frequently.

Mr. Goyette stated that for weekend events, participants arrive Friday evening with RV's, however the majority would arrive on Saturday morning and leave during the day. Peak hours for Friday evening account for approximately 17 vehicles, while Saturdays account for approximately 33 vehicles. Vehicles entering and exiting through the course of a weekend would be approximately 250 total trips.

Mr. Robert Souza, Jr. – 498 Reed Street – Mr. Souza requested that the Board not accept the report in light of Mr. Goyette contradicting himself from the last meeting stating that he would not have overnight campers/riders. For clarification, Mr. Goyette offered if he is allowed a Saturday race, then riders would arrive Friday evening or a Sunday race, riders would arrive on Saturday. There would be no overnights if it's a practice event. Again, Mr. Souza felt that overnight accommodations are outside of the scope of the original application.

Mrs. Sepanek stated that common sense would dictate that if no overnight accommodations were allowed then the Saturday numbers would increase dramatically. Mr. Savaria from Fuss & O'Neill agreed.

Mr. Jason Morgan – 1138 Reed Street – Mr. Morgan expressed concern that if the Saturday numbers increased it may lead to a backup with vehicles on Reed Street trying to access the main gate. Mr. Savaria stated that 30 to 40 vehicles per hour would not cause a backup. Mr. Goyette reiterated that the driveway is 1,600' long so that would not be an issue. Mr. Morgan also questioned if the report is taking both riders *and* spectators into consideration. Mr. Goyette stated that the numbers reflect both based on approximately 2 ½ people per vehicle.

Mr. James Neils – 624 Reed Street – Mr. Neils provided to the Board as part of the record a printout from WWLP.com webpage dated June 17, 2013 and read aloud several sentences from that article. Mr. Goddard stated that the numbers from that article reference the Moto-X 338, which a national event and much larger than what is proposed in Warren. Mr. Steve Litvinchuk who has been to Southwick many times stated that the Warren property is not big enough to accommodate a national event like the Moto-X 338.

Mr. Andrew Schwenker – 1015 Reed Street – Mr. Schwenker questioned the numbers provided and the impact of going through the center of town. He also stated that the information given this evening was data based on Southwick reminding all that a traffic study was requested for Reed Street. Mr. Goddard stated that they have not placed counters on specific streets that were named at last month's meeting however would do their best to discourage use of side streets. Mr. Ramsey requested him to directly address the roads specified.

Mr. Tom Boudreau – Highway Surveyor – Mr. Boudreau stated that he felt the study is accurate and felt that if someone used Maple Street once, they wouldn't use it again. He also stated that he felt the Reed Street road condition is adequate to accommodate the number of vehicles proposed.

Mrs. Susan Libby – Mr. Libby stated that she has a motor home and one would not be able to fit under the underpass at Maple Street.

Mr. James Robitaille – 608 Reed Street – Mr. Robitaille questioned Mr. Savaria how he came to the numbers provided in the traffic study. Mr. Savaria responded by saying he used the markers that were laid out at the Southwick property. Mr. Robitaille stated that he doesn't feel that this is an accurate study. Again, Mr. Ramsey stated that he would like solid facts that pertain in Warren.

Mr. Robert Souza, Jr., - 498 Reed Street – Mr. Souza stated that he along with others on Reed Street don't feel that the report is accurate and would like to have an independent traffic study done which would also address the wear and tear on the road. Mr. Boudreau would like to also have Southbridge Road included in the study. Mr. Goyette stated that in order to do an accurate assessment, and then an event would need to be held.

Mrs. Dawn Swistak – 366 Reed Street – Mrs. Swistak asked if they could provide a projection of what may be. Mr. Goddard stated that the report is based on the plans submitted. In order to do anything further, then they would have to re-submit plans. Again, Mr. Souza requested clarification on additional study at the applicant's expense.

Mrs. Shawnda St.Laurent – 222 Knox Trail Road – Mrs. St.Laurent stated that she has two boys whom race and would like to see something in the area which would provide an outlet and hopefully discourage illegal riders.

Mrs. Mary-Lou Coache – Mrs. Coache, Principal Assessor for the Town of Warren spoke this evening at the Board's request to address property values and how they are calculated. Mrs. Coache stated that the general way in which assessments are done are based on property on January 1st of the preceding year. The single most factor in assessment is the market. She reminded all in attendance that assessment is different than appraisals. According to the town records, there are 17 abutters to the proposed track that are within 300' feet. Eleven of those properties are on Reed Street to which the Board of Assessor's would look at to be affected first and foremost.

She stated that her office would not be able to do a projection on how a track would affect the values until after the track was built and there was a sale on the road. A firm percentage of decrease in value is not possible to predict. She did contact the Assessor's Office in Southwick and they stated that there have been no changes in value nor any requests for abatements have been filed. On the contrary, they were stunned to think that the Town of Warren would even consider an abatement. Mrs. Sepanek addressed her report she provided to the Board at the May 15, 2013 meeting. Mrs. Coache stated that she can only assess property based on Mass. law.

Ms. Jen Crowley – 774 Reed Street – Ms. Crowley expressed frustration at the fact that they lost a sale of their house for \$330,000.00 and now cannot sell their house at all because of a proposal. Mr. Morgan asked if it was worth bringing in a real estate agent who deals with property before where as the Board of Assessor's deal with property after a sale.

Mrs. Nancy Schwenker – 1015 Reed Street – Mrs. Schwenker stated that she doesn't feel that Southwick is not a fair assessment and feels the home values will decrease if approved. She also stated that the residents on Reed Street would be in for an abatement which

would result in lost tax revenue. Mrs. Coache stated that just because an abatement is requested doesn't mean one is given. Criteria must fit in order to be approved.

Mr. Souza Jr – 498 Reed Street – Mr. Souza thanked Mrs. Coache for her time and acknowledges her insight into such matters as have worked with her in the past.

Chief Spiewakowski – Warren Police Department – Chief Spiewakowski stated that based on this evening's discussion and after speaking with the Chief of Police in Southwick he will attend the race on the 29th of June to see for himself. He did express concern over any overnight patrons.

Chief Lavoie – Warren Fire Department – Chief Lavoie was at last month's meeting and again this evening. He has spoken with the applicants and expressed concern over the strain on the EMS service in town. He would request a legally bonded ambulance service be on site if approved. This of course is only a preliminary recommendation and would address each phase of the project as it moved forward.

Mr. Clovis Goyette – Mr. Goyette expounded on Mrs. Coache's statement's saying that he was an Assessor in the Town of Southwick for 18 years. Sixty-Five percent of the homes were there prior to the track as well as a school.

Mr. Keith Goyette – Mr. Goyette stated that he is trying to bring in a "state park" type facility to the town. He also doesn't want any kind of drugs/drinking. This is a family recreation.

In closing, Mr. Goddard stated that they are working on an air study to address dust, noise, hydro-carbons from added traffic pollutants. A noise study presented this evening by Harris Miller Miller & Hanson Inc ((HMMH) states that although permissible under 310 CMR 7.10 (3)1, this project would exceed DEP's noise policy guidelines.

An anonymous letter was sent to the Board in opposition of the proposal and has been made part of the official record. With no further discussion this evening, the following motion was made:

Motion to continue the Public Hearing on SP# 256 for Keith Goyette to Wednesday, July 31, 2013 at 6:30 PM made by Mr. Messier; second: Mrs. Libby – unanimous.

Mrs. Sepanek re-joined the Board as an acting member on the following:

Motion to sign payroll for Rebecca Acerra in the amount of \$219.15 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

SOLTAGE RENEWABLE ENERGY- MORIN SOLAR, LLC

Mr. Kwon-Kyun Chung addressed the Board this evening in order for them to consider a conditional approval of the bond requirements. Mrs. Acerra stated that Town Counsel is reviewing the proposed decommissioning bond. After a brief discussion, the following motion was made: Motion to approve the decommissioning bond for Soltage Renewable Energy, Morin Solar, LLC (SPR# 16, 17, 18 & 19) pending Town Counsel's approval made by Mrs. Sepanek ; second: Mr. Messier – 4 Yes – 1 Abstention

Concerns over a violation of the approved Site Plan Approvals for this project have come to light. Access to Array #1 was done outside of the scope of the approved plans. Mrs. Acerra stated that she spoke with the direct abutter (Brian & John Wilk) and they were happy with the re-grading that was already done to correct the situation. A request for Matt Ursillo, Senior Project Manager from Gehrlicher Solar will be requested to attend the July 31st meeting with a plan of proposed plantings.

Mr. Edward Kretkiewicz – 479 Little Rest Road – Mr. Kretkiewicz stated that he spoke with Mr. Bagnato from First Wind Energy, LLC (golf course solar project) and informed the Board that they will be meeting on site on July 1, 2013 at 7PM.

Motion to Adjourn made by Mr. Messier; second: Mrs. Libby – unanimous at 10 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____

