

**WARREN PLANNING BOARD  
MINUTES OF AUGUST 21, 2013**

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

**ATTENDEES:** SEE ATTACHED LIST

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Opened the Meeting at 6PM

**COMMENTS & CONCERNS – NONE**

**GEHRLICHER SOLAR**

Mike Chionchio, Site Supervisor for Gehrlicher Solar met with the Board this evening to discuss a plan for proposed plantings. This proposed plan which was requested by the Board will block the view from the corner of Bemis Road and Little Rest Road. The plan submitted by Matt Ursillo also from Gehrlicher Solar was reviewed. Mrs. Acerra also informed the Board that the Board of Selectmen has agreed to close Cross Road during construction to avoid any undue liability. This action was brought about by concerns raised by Mr. Kretkiewicz who stated that he and his family walk Cross Road with his dog. Cross Road is a town owned road, however has not been maintained in years. Access to Array 2, 3 & 4 is along Cross Road and is now blocked with construction trailers. After visiting the site himself, Chief Spiewakowski stated to Mrs. Acerra that there is no way anyone is walking that path due to the overgrowth of trees/bushes. He agrees that the road should be closed.

Mr. Ramsey asked Mrs. Acerra to follow up with Tom Boudreau, Highway Surveyor to make sure the road is blocked and clearly marked appropriately. Mr. Kretkiewicz expressed his displeasure with the decision and stated that he had video proof of trucks on the edge of his neighbor's lawn. As of this date, our office has not received any complaints from the party to whom Mr. Kretkiewicz is speaking of regarding this issue. Mr. Kretkiewicz also stated that he feels it is unacceptable for his daughter to be woken up at 6:15 AM. After being told several times by the Chairman to lower his voice, Mr. Kretkiewicz left the room visibly upset and swung the meeting room door open with such force as to cause a hole in the wall by the handle. Mr. Ramsey apologized for Mr. Kretkiewicz's inappropriate behavior to all in attendance.

With no further discussion, the Board agreed to approve the planting plan as submitted. Mr. Chionchio stated that substantial completion on the project should be September 28, 2013, barring any unforeseen issues. Mr. Ramsey thanked him for his cooperation and for coming in this evening.

**FIRST WIND ENERGY, LLC**

Representatives from First Wind Energy, LLC were in attendance this evening to present an ANR for the former Scottish Meadow Golf Course on Little Rest Road. Dan Stasz, Surveyor for Northeast Surveyors in Northampton explained that this plan is to clean up the lot lines in order to reconfigure what is shown on the tax maps. This new plan will also be reflective of the

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language contained within the PILOT Agreements. Both frontage and area remain the same. After a review, and with no further discussion, the following motion was made: Motion to accept and sign the ANR Plan for First Wind Energy, LLC as presented made by Mrs. Libby; second: Mr. Krawczyk – unanimous. Form A's and the signing fee of \$120.00 (ck#024464) was provided this evening.

**Melissa Sepanek abstained as a Board member from the following discussion**

**6:30 PM – CONTINUATION OF THE PUBLIC HEARING FOR SP#256 FOR KEITH GOYETTE TO CONSIDER THE APPLICATION FOR A PROPOSED OFF-ROAD VEHICLE PARK ON REED STREET.**

The Planning Board received a letter from Jon Goddard, Agent for Mr. Goyette requesting a continuation of this evening's hearing to our next meeting. Mr. Messier expressed frustration over the late notice, however was in favor of granting the continuance. Motion to grant the request by the Applicant for a continuance to September 11, 2013 at 6:30 PM.

Parties in interest have already arrived in the gym for the hearing, therefore Mr. Ramsey informed all present of the continuance (both date and time).

Mr. Goddard will be notified of the date and time as well.

**SCENIC ROAD APPLICATION – TONY WOODMAN**

Mr. Woodman submitted a Scenic Road Application for his property at 1071 Old West Brookfield Road. He is building a Single Family Dwelling and currently accessing the property off of Old Douglas Road. Neither trees nor stone walls are present. Both the Tree Warden and Highway Surveyor have provided Mrs. Acerra with verbal permission and are not in opposition of the application. All Board members agreed that a public hearing will not be necessary. Mr. Woodman will be notified.

**MINUTES**

Motion to accept the Minutes of July 31, 2013 as written made by Mrs. Libby; second: Mr. Messier – unanimous. (Mrs. Sepanek abstained from voting on the portion that reflects discussion on SP#256).

**OTHER BUSINESS**

Motion to accept payroll for Rebecca Acerra in the amount of \$118.88 & \$211.75 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

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

The Board reviewed the last expenditure report for FY 13 and the first one for FY 14.

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Mr. Krawczyk spoke with Rick Tuttle from Breezeland Orchards regarding the Rural 11 Program. Trish Settles was going to reach out to the parties suggested to her. Mr. Tuttle stated that he'd get back to Mr. Krawczyk.

**7:15PM – OPEN OF THE PUBLIC HEARING FOR DARREN PAQUETTE ON SP#257 AND SITE PLAN APPROVAL #21 UNDER SECTION 3.28, EARTH REMOVAL (PURSUANT TO §8) OF THE ZONING BYLAWS TO ALLOW THE CONTINUED OPERATION OF A GRAVEL PIT LOCATED ON CEMETERY ROAD, WHICH IS LOCATED IN THE VILLAGE DISTRICT AND IS ALSO KNOWN AS ASSESSORS MAP 23, LOT 58.**

The gravel operation which was formally owned and operated by John Beaudry has recently been purchased by Mr. Paquette. Steven Bressette from Jalbert Engineering spoke on his clients behalf. Mr. Bressette provided plans in accordance with the requirements of the zoning bylaws. There are no proposed changes to the pit. Mr. Paquette's plan is to remove any remaining material and close the pit out. In the future, he would like to build apartments, however that is not part of his application at this time.

Mrs. Sepanek made a motion to grant the request to waive Site Plan Review in its entirety seeing that the Project requires a Special Permit. The motion was seconded by Mr. Krawczyk and was a unanimous decision. Written comment from the Conservation Commission approving the plan as presented (no expansion) has been received. No other comments were received from any other board/committee. The current gate will remain in place.

David Hope who resides at 81 Maple Street stated that he has no objection to the gravel pit however expressed concern over rumors he had heard regarding the construction of apartments. Mr. Ramsey stated that this evening's hearing was to discuss the gravel pit operation only and should Mr. Paquette wish to move forward with that plan in the future, all abutters will be notified. Mr. Hope was satisfied. Mr. Paquette was also reminded of the requirements of a surety bond. With no further discussion at this point, the following motion was made: Motion to continue the Public Hearing for Darren Paquette on SP#257 to Wednesday, September 11, 2013 at 6:15 PM made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

Motion to Adjourn made by Mrs. Libby; second: Mr. Messier – unanimous at 7:45 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

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Date Approved

