

**WARREN PLANNING BOARD
MINUTES OF OCTOBER 30, 2013**

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

ATTENDEES: See Attached List

Opened the Meeting at 6PM

COMMENTS & CONCERNS

Mr. Messier advised the Board that he visited the Solar Farm Project on Little Rest Road and was unable to find the hole in the road that Mrs. Morin spoke about in her email.

At last evening's Special Town Meeting the Planning Board presented two Articles for approval by the voters: Moratorium on Medical Marijuana Facilities and Associate Planning Board Member, to which both were voted down.

Mrs. Sepanek feels that the Board should proceed with a bylaw for Medical Marijuana for the Annual Town Meeting in May. All agreed. Mr. Scanlan will take the lead on drafting zoning.

TRACY MAZUR – ANR FOR 124 SOUTHBRIDGE ROAD

Ms. Mazur requested that the Board sign the ANR for 124 Southbridge Road as presented. A plan hasn't been signed for years and is showing no changes however there is no signature box on the mylar. She did provide paper copies with a signature box and the Form A's and the Board agreed to sign those, however the mylar is what is required to file at the Registry of Deeds. The Board unanimously voted to sign the mylar when presented.

Motion to reconvene in the gymnasium at 6:30PM for a Public Hearing

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

6:30PM – 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 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 from R. Levesque Associates, Inc. spoke on behalf of his client, Mr. Goyette. Mr. Goddard provided a response letter to comments formally received by their office with regard to the Special Permit Application No. 256. The letter is dated October 24, 2013 to which Mr. Goddard reviewed all thirty-one (31) responses individually.

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Prior to discussing each item individually, Mr. Goddard wanted to state for the record the following:

- In order to reduce the dust factor a paved apron was discussed as well as controlled gravel to which water can be applied to lessen any impact.
- Does not advise synthetic materials be used near wetlands.
- Proper policy measures would be required and in place should the Board look favorably upon the Application.
- Limits on vehicle speed would be implemented.
- On the Off-Road Track component, proper water management would be implemented throughout the course of the day.
- “Camping” is not part of this application nor is part of the request.

The individual response letter is attached hereto as part of the official record. For the full text, please refer to the attached.

1. Mr. Goddard clarified that camping is not and will not be part of this application.
2. Supplemental information for the Board’s consideration with regard to noise emissions.
3. Clarified and acknowledged 35’ height restriction.
4. In response to Fire Chief Lavoie’s comment and concern regarding track width for emergency vehicles. RLA has redrawn the plan to show a width of twelve feet.
5. Clarified and acknowledged. Pedestrian and vehicular traffic within the parking area is segregated through the use of signage, sidewalks and crosswalks.
6. Acknowledged. Plans have been revised to reflect the paving of accessible parking areas, sidewalks and crosswalks with bituminous concrete.
7. Acknowledged. As detailed in Item #6 in response letter, the applicant will be paving the accessible parking area and will therefore paint the relevant spaces and access aisles.
8. Details trash pickup. As previously discussed at Public Hearings, no hazardous materials for disposal will be generated throughout the operation of this facility.
9. Acknowledged. The response letter states in part, “The only “camping” that may be allowed at the facility is limited to those arriving the night before a scheduled weekend event and only those who utilize hard-sided, toilet-equipped campers.”
*Note – this is a direct contradiction to Mr. Goddard’s opening statement.
10. Discusses the actual design of the track which is not represented as of yet on any plan submitted. The applicant recognizes that specific measures must be taken to ensure that the proposed track is constructed in a fashion that meets the needs of the competitors as well as protects nearby wetland resource areas from sedimentation. No new impervious surfaces are to be constructed as of this effort.
11. Acknowledged. Dimensions have been added to the project plans and the detail has been revised accordingly.

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12. Through the public hearing process and the submitted traffic analysis, the applicant has described the number of anticipated participants and attendees associated therewith. The applicant has no objection to condition a restriction on parking for the facility along public streets and to the designed areas.
13. The applicant intends to provide security lighting around proposed structures at the site.
14. The applicant will be transplanting native trees to the parking islands for the continued definition of the vehicular circulation area and will provide foundation plantings at the proposed operations building.
15. Acknowledged. A final electrical layout can be submitted to the Planning Board once the applicant engages an electrical contractor.
16. For clarification – site is not within the 100-year floodplain.
17. Acknowledged. Plans are larger than required.
18. Only the envelope of the track is depicted on the plans and no detail to the track itself. The course is routinely changed for challenge.
19. Project plans have been revised to identify the dimensions from the relevant property line to the proposed buildings.
20. Acknowledged. Plans have been revised to depict the sidewalk width dimensions.
21. Acknowledged. Hydrology computations were found to be in order.
22. MA DEP Stormwater Management standards were found to be in compliance.
23. Infiltration trench is provided as part of a progressive stormwater management design.
24. The location of the entrance gate has been adjusted to the end of the proposed paved apron in response to this comment by GEI.
25. Acknowledged. References to the recommended clearing and sign locations have been added to the project plans.
26. Acknowledged. The basin grading has been revised to depict the top – of – berm grade as recommended.
27. Acknowledged. A benchmark has been added to the project plans.
28. Acknowledged. Plans have been corrected with regard to typo.
29. Acknowledge. This note has been removed.
30. The applicant has identified to the Board that the intended hours of operation are 8:30am to 7:00pm, grossly speaking. For clarification, Mr. Goddard stated this evening that Mr. Goyette proposes Monday and Friday would be closed for maintenance. Tuesday, Wednesday and Thursday's would be reserved for practice. Single day events would run from 9am to 6pm. No two day events are planned. Sign-up would be from 7am – 8:30am with events running up until 7:30pm depending on the time of year.
31. Acknowledged. The Town and GEI must be absolved of any liability associated with the off-road vehicle park.

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At this time, the Board was in agreement to send RLA's comment letter to Graves Engineering, Inc. for further review and comment if necessary. In addition, the Board has fully agreed that the applicant has met the required traffic, air quality and noise submittal requirements as requested.

GEI will only be asked to review what was presented this evening (response letter dated October 24, 2013). With no further discussion at this time, the following motion was made: Motion to continue the Public Hearing for SP# 256 for Keith Goyette to November 30, 2013 at 6:15PM made by Mrs. Libby; second: Mr. Messier – unanimous.

Next Meeting Dates: November 13th, November 20th and December 11th.

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved