

**WARREN PLANNING BOARD
MINUTES OF JANUARY 29, 2104**

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

ATTENDEES: Robert & Jill Souza, Rich Julian, Ed Kretkiewicz, Brian Corriveau, Andrew Schwenker, Joe Perkins, Rodney Perkins, Darren Paquette and Ursula Wright

Opened the Meeting at 6PM

COMMENTS & CONCERNS

Mr. Krawczyk discussed the DLTA Program with CMRPC. The DLTA (District Local Technical Assistance), provides professional assistance to encourage growth in specific areas of town . The Board was in agreement to have Bill Scanlan work on putting a list together.

Melissa Sepanek abstained from the following portion of the meeting.

WARREN OFF-ROAD VEHICLE PARK – KEITH GOYETTE – SP#256.

On November 20, 2013, the Board closed the Public Hearing on Special Permit Application No. 256. The proposal was for an Off-Road Vehicle Park and Associated Site Improvements. The members have had an opportunity to review all the submittals presented to them. Mr. Krawczyk stated that the submittals that addressed the sound issue were not adequate. In addition the Applicant/Agent did not offer any way to mitigate the noise. All other submittals were satisfactory. Mrs. Libby felt that the sound submittal was deficient. Mr. Messier noted that the actual track course was not sufficiently addressed in detail nor was a business model submitted.

Mr. Ramsey felt that overall, the site plan was incomplete and the Applicant contradicted himself on several occasions as to what type of racing would take place. He also cited the proposal as being a detriment to the quality of life for the immediate area. Mr. Messier continued to say that he felt a traffic study would be difficult to accurately determine true numbers as all roads are public and attendees could use any road they chose. Mrs. Libby concurred with Mr. Messier in that she felt that attendees would use the shortest route available to them. Mr. Messier also felt the noise would ruin the quality of life for those around. Mr. Krawczyk echoed Mr. Messier’s comment regarding traffic. He also felt that when the Applicant/Agent was asked to consider ways to reduce bike noise, his concerns went unanswered.

6:30PM – CONTINUATION OF THE PUBLIC HEARING FOR DARREN PAQUETTE. MR. PAQUETTE HAS REQUESTED SITE PLAN APPROVAL NO. 22 UNDER SECTION 5.3 TO ALLOW THE CONSTRUCTION OF ONE – 4 UNIT APARTMENT BUILDING LOCATED AT 235 OLD WEST BROOKFIELD ROAD. THE PROPERTY IS LOCATED IN THE VILLAGE DISTRICT AND IS ALSO KNOWN AS ASSESSOR’S MAP 18, LOT 6.

Since the last hearing, both Mr. Messier and Mr. Krawczyk had visited the site. Both are concerned over the location of the proposal. Mr. Krawczyk questioned the parking issue. On the plan submitted, there are currently eight (8) parking spaces available allowing two spaces per unit. Mr. Krawczyk felt additional parking should be made available. He also questioned if any were ADA compliant. He also reminded Mr. Paquette that it was not legal to back into traffic. Questions also arose regarding what accommodations have been made for a trash receptacle/removal.

The Board requested that a sidewalk be included along the driveway to which Mr. Paquette was agreeable. Snow removal will be done by Mr. Paquette and a recommended ice treatment was not discussed with the Conservation Commission. Mr. Paquette will provide the following on a revised plan:

- Removal of the island in the entrance to the driveway
- Details on the plan showing location of trash receptacle
- Additional plantings to screen parking lot from Quaboag Street

With no further discussion at this point the following motion was made: Motion to continue the Public Hearing for Darren Paquette on SPR#22 to Wednesday, February 12, 2014 at 6:30PM made by Mrs. Libby; second: Mr. Messier – unanimous at 7PM.

SCENIC ROAD APPLICATION – JEFFREY ZANGHI – 2120 SOUTHBRIDGE ROAD

The Board reviewed the application. There is an existing driveway on the property. Copies of the application have been sent to both the Highway Surveyor and Tree Warden. Both had no issues with proposal. No work to be done. The Board was in agreement to send a letter that there are no issues based on the scope of work proposed.

MINUTES

Motion to approve and sign the Minutes of January 15, 2014 as written made by Mrs. Libby; second: Mr. Messier – unanimous.

BILLS/BUDGET

Motion to approve and sign the payroll for Rebecca Acerra in the amounts of \$215.47 and \$215.47 made by Mrs. Sepanek; second: Mrs. Libby – unanimous.

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

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OTHER BUSINESS

A model draft bylaw for Medical Marijuana Facilities was provided by Mr. Scanlan for the Board’s review. Additional discussions on the matter will take place at a future meeting.

NEXT MEETING DATES

Meetings have been tentatively scheduled for February 5th and February 12th at 6PM.

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

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved