

**WARREN PLANNING BOARD
MINUTES OF FEBRUARY 3, 2016**

PRESENT: Mr. William Ramsey; Chairman, Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk and Mrs. Melissa Sapanek

ATTENDEES: Selectmen Nardi, Jim Fountain and Robert Lavash, William Holmgren, Emily Louvatakis, Kevin & Rayne Dorman, Sara Holmgren, John Petruzzi, Jake Pensinger, Don & Claire Nickerson, Steve Rust, Chris & Katie Flebotte, Mike Freeland, Thomas Boudreau, Danielle Mucciarone, Janet Pierce, Jim Barry, Marilyn Woodworth

The Meeting was called to Order at 6:30PM.

COMMENTS & CONCERNS

Mr. Krawczyk advised all that CMRPC (Physical Development) is waiting on the Board of Selectmen to sign the letter of intent for the Green Communities agreement.

MINUTES

Motion to approve the Minutes of January 13, 2016 as written made by Mrs. Sapanek; second: Mr. Krawczyk – 3 Yes – 1 Abstention (Mrs. Libby Abstained due to absence)

BILLS/MEMOS/PAYROLL

Motion to approve and sign payroll for Rebecca Acerra in the amount of \$236.83, \$155.30, \$155.30, \$186.36 & \$201.89 made by Mrs. Libby; second: Mr. Krawczyk– unanimous.

Motion to approve and sign the invoice for Turley Publications for advertising in the amount of \$139.50 made by Mrs. Sapanek; second: Mrs. Libby– unanimous.

The Board reviewed the expenditure report as of January 26, 2016.

6:45PM – PUBLIC HEARING ON SPECIAL PERMIT APPLICATION NO. 269/SITE PLAN REVIEW NO. 34 FOR WILLIAM & MICHELLE HOLMGREN UNDER SECTION 5.1, 5.3 & 3.23.12 OF THE TOWN OF WARREN ZONING BY-LAWS. THE APPLICANT IS REQUESTING TO DEVELOP & OPERATE AN EIGHTEEN (18) HOLE DISC GOLF COURSE & ASSOCIATED PARKING AREA ON APPROXIMATELY 35 ACRES LOCATED AT 501 OLD W. BROOKFIELD ROAD. THE PROPERTY IS ALSO KNOWN AS ASSESSOR’S MAP 4, Lot 2 AND IS LOCATED IN BOTH THE VILLAGE AND RURAL DISTRICT.

William Holmgren was present this evening to discuss his proposal. At the request of the Board and prior to this evening Mr. Holmgren flagged the proposed entrance for the property. Members of the Board had an opportunity to view the area. The project calls for the development of an 18 hole disc golf course and associated parking area. Due to the nature of the sport, minimal alterations are proposed on the property. The proposed parking area is anticipated to be comprised of crushed stone and should accommodate 20 vehicles. Mr. Holmgren described this as a very non-invasive activity. Mr. Holmgren requested that his project be allowed 7 days a week on a year round basis. Chairman Ramsey opened the discussion to those in attendance. Comment/concerns were as follows:

Chris & Katie Fleebote (Map 4, Lot 13) – expressed concern over where their land abuts with the Holmgren's. Hole 15 & 16 are close to their property and are fearful that disc's could end up on their property.

Mr. Holmgren stated that those particular holes could be moved or possibly a net could be erected to catch any disc's that are overshot. – Mr. & Mrs. Fleebote were satisfied.

Francis Horgos – 575 Old W. Brookfield Road – He stated that he visited the Planning Board office and reviewed the application/map. He also stated that he has lived here for the last 15 years and feels it is one of the town's busiest roads due to the school and feels that this is the worse place in town to encourage additional traffic.

Thomas Boudreau – Highway Superintendent – He looked at the site and although he acknowledged the bad corner feels that the proposed entrance is the best possible location on that property. It is not a pedestrian friendly road, however had no additional concerns. He will require a driveway permit to be sought.

Don & Claire Nickerson – 436 Old W. Brookfield Road – Both are not opposed to the proposal, however expressed concern over the traffic and speed of the vehicles which travel the road.

Rayne Dorman – 784 Old W. Brookfield Road – She is not in opposition to the project, however stated that she too has seen numerous accidents on that road near her house.

Marilyn Woodworth – 575 Old W. Brookfield Road – She stated that she opposes the project mainly because of safety. It is a Designated Scenic Road and doesn't feel that a commercial establishment should be allowed.

The Warren Conservation Commission provided written comment with no objections providing that the parking area remain an impervious surface. In the future, if that should change the ConCom did advise Mr. Holmgren that he would need to file for a Notice of Intent with their office.

The Board of Health provided written comment stating no opposition to the project.

Most of the concerns expressed this evening were that of traffic and safety, specifically speeding cars. Both Chairman Ramsey and Dario Nardi, Chair of the Board of Selectmen are going to speak with Chief Spiewakowski, as this is a police matter. For the record, Chief Spiewakowski did receive a copy of the application and map under the Special Permit/Site Plan Review Requirements and to date have not received any comment or concerns from him to date.

With no further discussion at this time the following motion was made: Motion to continue the Public Hearing on SP# 269/SPR# 34 to Thursday, February 18, 2016 at 6:45PM made by Mrs. Libby; second: Mr. Krawczyk – unanimous.

GREEN COMMUNITIES

Mr. Nardi was in attendance this evening as a follow up to a recent Board of Selectmen's meeting in which the Green Communities discussion took place. Mr. Jim Barry from DOER addressed the BOS in December and discussed the possibility of the town moving forward with making Warren a Green Community. Mr. Barry has worked with the staff at CMRPC on this matter for other towns and has offered the same help here. Both Janet Pierce and Danielle Mucciarone from CMRPC are in attendance this evening as well in order to move forward with the concept. Mr. Barry discussed the five criteria needed in order to gain Green Community Status.

Criteria 1 – Adoption of an as-of-right siting bylaw in designated locations for RE/AE generation – the town has done so already by the adoption of the Solar Energy By-law.

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Criteria 2 – Adopt expedited application/permitting process – applications are done within the statute of MGL – would need letter from Town Counsel stating so.

Criteria 3 - Of the five, CMRPC will be assisting with Criteria Three (establishing an energy use baseline with a plan to reduce by 20% in 5 years).

Criteria 4 – Purchase only fuel efficient vehicles – town to adopt policy, however most likely would not have an affect where practical. This would require a vehicle inventory. Most municipal vehicles (police, fire, and highway) are exempt from this criterion.

Criteria 5 – Town would need to adopt the Stretch Code (780 CMR 115, Appendix AA). Simple majority at TM

Ms. Muccaronie stated that the schools are not required to be in the plan. With that being said, CMRPC is devoting 40-60 hours of assistance. A letter of intent will need to be signed by the Chairman of the Board of Selectmen to move forward. All were in agreement. Additional meetings will be scheduled to discuss further.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 8:55PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved