

**WARREN PLANNING BOARD
MINUTES OF FEBRUARY 18, 2016**

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

ATTENDEES: Selectmen Nardi, William & Michelle Holmgren, Chris & Katie Flebotte, Marilyn Woodworth & Francis Horgos, & Kevin & Lisa O'Keefe

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

COMMENTS & CONCERNS -NONE

BILLS/MEMOS/PAYROLL

Motion to approve and sign payroll for Rebecca Acerra in the amount of \$221.30, \$132.01 made by Mrs. Libby; second: Mrs. Sapanek– unanimous.

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

ANR PLAN-DAVID & KAREN SHEPARD – EAST ROAD

The Board reviewed an ANR plan for David & Karen Shepard on East Road. The plan depicts Lot 1 being broken out from a larger parcel of land. Lot 1 has sufficient frontage and area. With no further discussion, the following motion was made: Motion to sign the ANR plan as presented for Lot 1 on East Road made by Mrs. Libby; second: Mr. Krawczyk – unanimous. Form A's and the signing fee (ck# 379-\$40.00) were presented this evening.

6:45PM – CONTINUATION OF THE 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.

Mr. & Mrs. Holmgren were present this evening to provide continued discussion on their proposal. In order to summarize the information gathered at the last Hearing, Mr. Ramsey reviewed the highlights:

- 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) – At the first Hearing, Mr. & Mrs. Fleebote expressed concern over where their land abuts with the Holmgren's. Hole 15 & 16 are close to their property and are fearful that

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disc's could end up on their property. Mr. Holmgren stated that as discussed, 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.

Marilyn Woodworth – 575 Old W. Brookfield Road – As stated in the first Hearing, she opposes the project mainly because of safety. She is also concerned over the hours of operations. She also feels that the proposed 4' x 6' sign would be a distraction to drivers and unsightly as it is a Designated Scenic Road. Ms. Woodworth enjoys gardening and feels that the proposed “dawn to dusk” operating hours would be distracting in addition to drawing a “different type of people”.

Mr. Holmgren also discussed the following highlights:

- Fees paid would be on the honor system (no attendant)-small stand for disk sales/rental
- No illuminated sign
- No “open” flag hanging over the road to cause a distraction or obstruct view
- Would consider cutting back bushes for better line of sight at entrance
- Bathroom accommodations would be an on-site port-a-potty (handicap)

The Board discussed the following points to consider:

- Mr. Ramsey feels that the Applicants have met the requirements
- Mr. Krawczyk expressed concern over hunting season. Would like to see “hunter orange” vests made available and “no hunting” signs posted according to MGL.
- Street Entrance Permit would be required from the Highway Surveyor to avoid any tracking of mud onto the road
- With the exception of Mr. Krawczyk; all members were in agreement that hours of operations should be dawn to dusk – 7 days a week. Mr. Krawczyk stated that he is still considering his position on this matter.

With no further discussion, the following motion was made: Motion to Close the Public Hearing on SP# 269/Site Plan Review No. 34 made by Mrs. Libby; second: Mr. Krawczyk – unanimous at 7:36PM. Those in attendance were advised of the process that follows. All parties will be notified of the Board's decision according to the law.

Next Meeting Date: February 25, 2016 (Thursday) at 6:30PM. Tony Marcotte will be invited in to discuss the inclusion of additional property into the MCO. A joint meeting to discuss the Reed Street Water issue will take place on February 29th at 7PM and the next regular meeting of the Planning Board will be on March 14th.

Mr. Krawczyk provided information regarding free bike racks that are available through CMRPC. Shipping and assembly is not included. This will be forwarded to the Park & Recreation Department to take the lead.

Motion to Adjourn made by Mrs. Libby; second: Mr. Krawczyk – unanimous at 8:00PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

