



Town of Warren

Planning Board

48 High Street
P.O. Box 609
Warren, MA 01083

Planning Board Meeting Minutes of Monday, February 12, 2024

Members Present: Mr. Derick Veliz – Chairman, Mr. David Dufresne – Vice Chairman and Mr. Richard Eichacker and Mr. Edward Londergan

Absent: Mrs. Drue King

Attendees: See Attached

The meeting was called to order at 7:18 pm.

ANR review **Fountain & Sons Construction Co & Sciorntino Family Partnership** – Town Farm Road – Map 3 Lots 43 & 7.1 - To create a new house lot. Remaining land has sufficient frontage.

Motion to approve the ANR for Fountain & Sons Construction Co & Sciorntino Family Partnership on Town Farm Road made by: Mr. David Dufresne, second by Mr. Londergan - 4 yes votes.

ANR review **William & Donna Rollet** - 590 Dunham Road – Map 11 Lot 10 – To create a single building lot and a single non-buildable parcel of land. Remaining land has sufficient frontage.

Motion to approve the ANR for William & Donna Rollet at 590 Dunham Road made by: Mr. David Dufresne, second by Mr. Londergan - 4 yes votes.

Mr. Oded Light joined via zoom to ask the Board regarding a buildable lot or a possible gravel pit on Brimfield Road. It was recommended that he reach out and start with the Conservation Commission because of the wetlands on the property.

Agilitas Site Visit – Mr. Dufresne stated that the elbows had been removed from the basin without the approval of the Board and they were using UTVs going up and down hills creating mud and tearing up the grass and it was noticed that there was sediment in some of the basins, which the Board is concerned about. There is also still concern that the basin in the back is failing as it looks like the water is penetrating out of the bottom of the basin and not working as designed. Mr. Dufresne stated that Agilitas was not given permission per the recommendations of peer review to remove any controls until construction was at a stage where there would be no issues. Mr. Dufresne stated that while on the site visit on February 2, 2024, that they were denied access to Basin 2. Conservation Commission is scheduled to go on February 20, 2024.

Mrs. Eichacker spoke regarding the outlet on the basin and said it may just look like it is flowing under because of the design and the water is not going under. During the site walk it was brought up that Agilitas could add grout to create an additional barrier and other sediment / turbidity control measures.

The engineer, Nick Pazendola spoke and explained the site plans and stated that mulch socks have been added. The socks were installed a few days after the site walk. The engineering team also noticed that there was disturbance around the basins but stated that they are still stabilized. Areas that have been disturbed will be raked and re-seeded once work is complete. Mr. Pazendola said that 80% of the area is still stabilized. They would also like to make 2 – 3 gravel access points to minimize erosion. The Board would like to be notified if something changes or if there is an emergency at the site. NPDES is also monitoring the site. The last time the basins were cleaned was 2021. Another site visit will be scheduled in a few weeks. Agilitas asked that OTO and the wetland scientist also be at the site visit.

A Zoning By-Law question was brought up by Mr. Eichacker and Mrs. Eichacker regarding a Mass General Law that they came across regarding Zoning By-Laws that all the uses need to be the same under each category. The Board thought that it would be best to run this question by Legal or the Attorney General's office.

Comments and Concerns:

None

Payroll/Bills/Budget

Motion to approve the following invoices from O Reilly Talbot & Okum Assoc made by Mr. Edward Londergan, second by Mr. David Dufresne – 4 votes yes.

- \$4,244.13 – Invoice # 55111
- \$358.59 – Invoice # 55112

Motion to approve and sign payroll in the following amounts made by Mr. Edward Londergan, second by Mr. David Dufresne – 4 votes yes.

- a. \$377.72 for week ending 1/13/2024
- b. \$255.36 for week ending 1/20/2024
- c. \$340.48 for week ending 1/27/2024
- d. \$340.48 for week ending 2/03/2024
- e. \$340.48 for week ending 2/10/2024

Minutes

Motion to approve January 8, 2024, meeting minutes made by Mr. Edward Londergan, second by Mr. Eichacker– 4 votes yes.

Motion to approve February 1, 2024, meeting minutes made by Mr. Edward Londergan, second by Mr. David Dufresne – 3 votes yes. Mr. Veliz did not vote, as he was not at the meeting on this date.

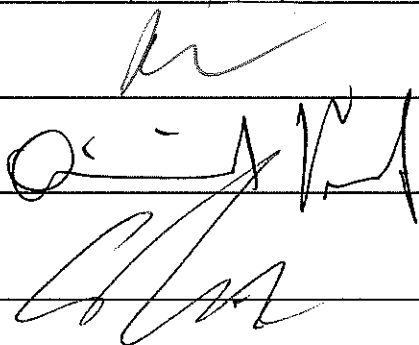
Next Meeting

February 26, 2024 @ 7:15 pm

Motion to Adjourn made by Mr. Dufresne, second by Mr. Veliz – 4 votes yes at 9:07 pm.

Respectfully submitted,
Sarah Morin
Secretary

Members of the Board Signatures

Four handwritten signatures are written across four horizontal lines. The first signature is a simple, stylized 'M'. The second signature is more complex, featuring a large 'O' and several loops. The third signature is a cursive 'M'. The fourth signature is a cursive 'S'.

