



Town of Warren

Planning Board

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

Planning Board Meeting

Date: February 9, 2026

Time: 7:00 pm

Place: Warren Senior Center, 2252 Main Street

Quorum: Yes

Members Present: Richard Eichacker (RE), Raymond Kopacko (RK), Derick Veliz (DV), Karyn Wood (KW)

Members Absent: Drue King

Other Attendees:

Laura Sherris (LS), Planning Board Administrative Assistant

Richard Demetrius (RD), Maple Lane Development Corp.

Rebecca Acerra, Maple Lane Development Corp.

Roland Blake, Maple Lane Development Corp.

Susan Hannah (SH), Resident

Derek Hannah (DH), Resident

7:00 PM – Meeting called to order.

Members present: RE, DV, KW

Minutes for approval

DV motions to approve the January 12, 2026 Planning Board meeting minutes as drafted; KW 2nd. AIF: RE, DV, KW; unanimous.

Planning Board Administrative Assistant payroll submission

DV motions to approve and sign the following payroll submission for the Planning Board Administrative Assistant; KW 2nd. AIF: RE, DV, KW; unanimous.

Pay period 1/11/2026 – 1/24/2026: \$717.76

Pay period 1/25/2026 – 2/7/2026: \$706.55

Accounts Payable Submission AP34-26

DV motions to approve and sign the following accounts payable submission; KW 2nd. AIF: RE, DV, KW; unanimous.

Turley Publications – Special Permit No. 316 newspaper advertisement: \$184.10



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New Business

RE states that he met with the Town Administrator, Conservation Commission chair, and Nadia Madden, a floodplain management specialist with the Department of Conservation & Recreation regarding Warren's floodplain bylaw. RE states that the floodplain section of the Zoning Bylaws needs to be updated, ideally being presented at the 2026 Annual Town Meeting (ATM) for consideration. The Board agrees that they would like to look into moving forward with the update as soon as possible in preparation for ATM; RE will contact Ms. Madden regarding presenting at an upcoming Planning Board meeting.

7:04 PM – RK joins meeting

Members present: RE, RK, DV, KW

Public Hearing on the Special Permit application of Maple Lane Development Corp. to allow earth removal at Rivers Bend Road (Map 04, Lots 54 and 55) in the Rural district under Section 3.28 Earth Removal (pursuant to Section 8) of the Zoning Bylaw and pursuant to MGL Chapter 40A.

RD presents plans regarding proposed earth removal operations at Rivers Bend Road; the site has been used for earth removal in the past but is not currently operating; they plan to focus the business on providing Title V sand, but would like provisions for crushing operations and storage of road grindings included in the Special Permit for potential additional uses of the site. RK inquires if there are any anticipated issues regarding hours of operation; RD states there are none, planned hours of operation will fall within Zoning requirements. DV inquires if they plan to cut vegetation all the way to the 20-foot buffer zone; RD states that the site was cleared during prior operation and that they have no plans to conduct any additional tree cutting. The Board inquires if the residents present have any questions or concerns; SH and DH state they have no concerns, and that the questions they had regarding site location and potential road impact had been answered during the presentation and discussion.

RK motions to close the public hearing; KW 2nd. AIF: RE, RK, DV, KW; unanimous.

Old Business

RE inquires if any annual solar field operation and maintenance letters have been received; LS states that the majority have been received, and that any outstanding letters have a submission deadline of February 15th.

RE states that the Zoning Bylaw Rewrite Subcommittee continues to meet monthly.

New Business

RE states that the Citizen Planner Training Collaborative (CPTC) annual conference will be taking place on March 21, 2026 at Holy Cross; RE will send the conference information to the rest of the Board if any members are interested in attending.



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Next Meeting

February 23, 2026, 7:00 PM

7:53 PM – RK motions to adjourn the meeting; KW 2nd. AIF: RE, RK, DV, KW; unanimous.

Respectfully submitted,
Laura Sherris, Planning Board Administrative Assistant



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Board Member Signatures

Richard Eichacker, Chair

N/A

Drue King, Clerk

Raymond Kopacko, Member

Derick Veliz, Vice-Chair

Karyn Wood, Member