

Warren, MA Planning Board
Minutes 8/28/2023

The meeting was called to order at 7:15pm.

Members Present: Mr. David Dufresne, Ms. Drue King, Mr. Richard Eichacker, Mr. Edward Londergan, absent Mr. Derick Veliz.

Continued public hearing on Special Permit No. 310 & site plan No. 68 for Cal Rolling Hills, LLC under section 3.28 and section 8 of the Town of Warren Zoning By-laws. The applicant is seeking a special permit to remove earth material from the property located on Gilbert Road, Warren. This parcel is also known as assessors map 5, lots 22-25 which is in the rural district.

Mr. David Callahan and Mr. Donald Frydryk made the presentation on behalf of the petitioner. A discussion was had about the petitioner possibly seeking a variance in the future to address the reclaiming restrictions in the Town's zoning by-law. The Town's by-law does not address the quarrying of rock as the nature of the operation. A discussion was had about a designated operational area and an area where equipment will be stored. An updated site plan was requested to reflect this area and the petitioner will be providing an updated map before the next meeting.

Ms. Nancey Roy, a resident that lives on Gilbert Road was concerned about blasting and hours of operation.

The petitioner stated Smith Road will be used instead of Gilbert Road.

Member Eichacker made a motion to continue the public hearing on Special Permit No. 310 and site plan No. 68 until 9/11/2023 at 7:15pm.

Mr. Joseph Barnicle (942 Main Street) discussed his request to turn the second floor of 942 Main Street into two residential apartments. The Building Commissioner Brenda Church stated that the petitioners request would not conform to the current zoning by-law. The petitioner would need a special permit and possibly a variance to move forward. All plans must be submitted to the current Town standards.

Member Londergan continued the discussion on updating the Town's site plan review process. Member Londergan will be making some changes to his policy draft and present it at the next meeting.

A motion was made by Mr. Dufresne seconded by Mr. Eichacker to approve payroll for Ms. Jill Chalifoux-Miller and to pay out the remaining vacation time owed.

Town Administrator Jim Ferrera gave an update on the Building and Planning Secretary search.

Member Londergan made a motion to adjourn the meeting seconded by Member King.

The meeting was adjourned at 8:28pm.


