



Town of Warren

Planning Board

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

WARREN PLANNING BOARD MINUTES OF February 13, 2023

PRESENT: Mr. Derick Veliz: Chairmen Mr. David Dufresne: Vice Chair; Mrs. Drue King; Mr. Edward Londergan; Mr. Richard Eichacker

Absent: None

ATTENDEE: - Dan & Lori Fournier; Patrick & Gabrielle McKenna; Steve & Spencer Skowyra

Meeting was called to order at 7:15PM

Public Hearing on Special Permit No. 306 for Gabrielle McKenna under Section 3.23.8 of the Town of Warren Zoning By-laws. The applicant is seeking a special permit for Speech-language pathology services, specializing in early language and articulation disorders. Property is located at 315 Keys Road, Warren. This parcel is also known as Assessors Map 10 Lot 152 which is in the Rural District. **A copy of the application may be inspected in the Office of the Planning Board or Town Clerks Office during normal business hours.**

Representatives: Gabrielle McKenna

Mrs. McKenna is a speech language pathologist licensed in Massachusetts who works for Tantasqua Regional School District. She would like a special permit to open a speech clinic in her home in order to see clients. There is a separate basement entrance on the right side of the house that leads to her home office. She has the availability of off-street parking. Her working hours will be 4 pm – 7 pm.

Motion to close Special Permit No. 306 for Gabrielle McKenna made by: Mr. Richard Eichacker second Mrs. King - Roll Call Vote- Mrs. King; Mr. Londergan- yes; Mr. Dufresne- yes; Mr. Veliz- yes; Mr. Eichacker- yes – 5 Yes Votes.

Comments & Concerns-
None

Payroll/Bills/Budget-

Motion to approve and sign payroll in the amount of \$270.00, \$ 270.00 and \$ 270.00 for Jill Chalifoux-Miller made by: Mr. Dufresne second Mrs. King - 5 yes votes.

Motion to approve and sign mileage re-Imbursement for Jill Chalifoux-Miller for 11/09/2022- 2/13/2023 in the amount of \$ 5.12 made by: Mr. Dufresne second Mrs. King - 5 yes votes.

Motion to approve and sign WB Mason invoice# 236166273 for office supplies in the amount of \$105.26 made by: Mr. Dufresne second Mr. Eichacker – 5 yes votes.

Motion to approve and sign January Zoom Invoice# INV185373595 in the amount of \$ 15.93 made by: Mr. Dufresne second Mr. Eichacker – 5 yes votes.

Motion to approve and sign Turley Publications Invoice#53038 for SP# 306 in the amount of \$ 250.40 made by: Mr. Dufresne second Mr. Eichacker – 5 yes votes.

Motion to approve and sign 12/31/2022 invoices for O'Reilly Talbot & Okun Assoc in the amount of \$ 286.72 (Lot 3) and \$ 254.22 (Lot 4) made by: Mr. Dufresne second Mr. Eichacker – 5 yes votes.

New Business/Old Business-

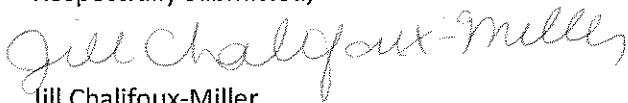
The Board discussed the letters sent to the Town's solar field owners on January 10, 2023, with a follow-up letter dated February 7, 2023. These letters informed that owner's information was needed confirming their operation is ongoing, an operation/maintenance plan is being followed, the need of a physical address of the solar facility, current phone number, active emergency contact, mailing and e-mail addresses. The information is required per the Town's solar bylaws to be submitted within 45 days of the end of each year. The initial letter (1/10/23), resulted in two letters being returned as 'no such address'. The reminder letter (2/7/2023), resulted in 4 replies giving the required information. The Board decided to consult legal as to the next step regarding the owners who did not respond to the letters.

There are four gravel pits that have expired special permits whose owners have not applied for a new special permit. One is working on their application and the other three have not applied for a new special permit.

Motion to Adjourn made by: Mr. Eichacker second Mr. Londergan– 5 yes votes@8:05 pm.

Next Meeting Date: February 27, 2023 @ 7:15pm

Respectfully submitted,


Jill Chalifoux-Miller
Secretary

02/27/2023
Date Approved

Members of the Board Signatures

