



Town of Warren

Planning Board

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

WARREN PLANNING BOARD MINUTES OF February 27, 2023

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

Absent: None

ATTENDEE: - Gabrielle McKenna; Steve Skowyra

Meeting was called to order at 7:15PM

ANR- Steve Skowyra- 26 Crescent Street (Nelson Street) - Plan depicts Map 24 Lot 173- Divide existing Lot 173 into 2 building lots, one to remain as lot 173 with frontage of 111.25 feet (Crescent Street) with an area of 16,575 square feet (.373 acres) and Lot A with frontage of 147.69 feet (Nelson Street) with an area of 13,707 square feet (.315 acres).

Motion to approve the ANR for Steve Skowyra on Nelson Street made by: Mr. Dufresne second Mr. Londergan- 5 yes votes.

Decision on 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

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

Public Hearing on proposed Zoning By-Law Amendments for the Annual Town Meeting to amend Section 12 Solar Energy.

Mr. Richard Eichacker presented the proposed amendments:

- **Amended Section 12.3.2.9**
- **Amended Section 12.3.5.5**
- **Municipal charges lien**

There are two small changes proposed to the solar by-law. These changes were wording taken from the wind by-law. The first one is better wording to make sure everything will be paid. The second is to add a section to make sure the insurance policy is renewed and updated as necessary. The Board would like to add a article to the Annual Town meeting to impose as a municipal charges lien, a lien on real property for costs incurred by the Town for Large Solar Energy Facility Decommissioning Fees.

There will be another Solar By-law amendment hearing on March 13, 2023.

Payroll/Bills/Budget-

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

Motion to approve and sign Turley Publications Invoice# 53245 for Zoning by-law amendments in the amount of \$ 175.28 made by: Mr. Edward Londergan second Mrs. Drue King - 5 yes votes.

Motion to approve and sign 1/31/2023 invoices for O'Reilly Talbot & Okun Assoc in the amount of \$ 650.85 (Lot 3) and \$ 618.35 (Lot 4) made by: Mr. Edward Londergan second Mrs. Drue King - 5 yes votes.

Motion to approve and sign the CPTC Annual Conference Registration Fee in the amount of \$ 95.00 for Ed Londergan, \$ 95.00 for David Dufresne and \$ 95.00 for Richard Eichacker to attend on 3/18/2023 made by Mr. Edward Londergan second Mrs. Drue King - 5 yes votes.

Motion to approve and sign February Zoom re-imburement for Joyce Eichacker in the amount of \$ 15.93 made by: Mr. Edward Londergan second Mrs. Drue King – 4 yes votes. (Mr. Richard Eichacker recused himself).

Motion to approve January 23, 2023 minutes and February 13, 2023 made by: Mr. Edward Londergan second Mr. Richard Eichacker – 5 yes votes for 1/23/23 minutes- 4 yes votes for 2/13/23 minutes (Mrs. King was not present 2/13/23).

Comments & Concerns-

Mrs. King spoke about?

New Business/Old Business-

Mr. Eichacker asked about the response to the solar ownership letters that were sent out in January and in February. I, (Jill) updated the board that we have all the information we have requested from all the Large Solar Facilities in town. We only need on the emergency contact for the Ware Street and Spring Street facilities. I should be getting an e-mail with this information. Mr. Veliz is working on a map of all Large Solar facilities in town.

Motion to Adjourn made by: Mr. Richard Eichacker second Mr. Edward Londergan – 5 yes votes @7:36pm

Next Meeting Date: March 13, 2023 @ 7:15pm

Respectfully submitted,

Members of the Board Signatures

Jill Chalifoux-Miller
Secretary

Jill Chalifoux-Miller

03/13/2023

Date Approved

[Signature]

[Signature]

[Signature]

