



Town of Warren

Planning Board

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

WARREN PLANNING BOARD MINUTES OF May 08, 2023

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

Absent: None

ATTENDEE: -Jim Fountain; David Poirier; Mark Farrell; Mike Fountain; Blaise Berthiaume; Ray Kopacko

Meeting was called to order at 7:15PM

ANR- Fountain – Carl Street- Map 23 Lot 84.1- To create lot B from the existing lot (.73 acres), remaining land has 7.8 plus acreage and sufficient frontage.

Motion to approve the ANR for Fountain & Sons Construction Co on Carl Street made by: Mr. Dufresne second Mrs. King- 5 yes votes.

Public Hearing on Special Permit No. 307 for Route 19 Materials, LLC, under Section 3.28, Earth removal (Pursuant to 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 at Brimfield Road, Warren. This parcel is also known as Assessors Map 11 Lot 17 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: James P. Fountain Representative; David Poirier Owner; Blaise Berthiaume Attorney with Berthiaume & Berthiaume and Mark Farrell with Green Hill Engineering

Documents Submitted:

- Special Permit Application
- 6 Copies of Brimfield Road Earth Removal Plan by Green Hill Engineering Dated 08/01/22
- 6 Copies of the revised Brimfield Road Earth Removal Site Plan (03/20/23) presented by Mark Farrell with Green Hill Engineer.

Mr. Fountain stated that this gravel pit is like his existing pits however this one has completely different materials than his other two pits. Customers are seeking these materials that currently must be purchased elsewhere. This gravel pit will allow Jim and others to obtain the materials needed here in Warren.

Mr. Dufresne questioned how many phases they will have. Mr. Farrell stated they would start with phase 1- a small piece of the property approximately 5-7 acres. Mr. Dufresne wants to know how far phase 2 will be from the wetlands. Mr. Phase 2 would require conservation approval in the back corner. Conservation sent an e-mail stating that they have no jurisdiction on this project.

The Planning Board asked the applicant to submit a new plan (hard copy and to send a digital as well)-

New set of plans to show the following-

1. the elevations
2. the 200 foot buffer from the road,
3. the 250 foot buffer from any building or homes
4. mark the sections of each phase
5. mark the sections as to where houses are located and the water sheds
6. stating that there will only be 5-7 acres during each phase

Motion to continue the Public Hearing to May 22, 2023 @ 7:15pm made by Mr. Richard Eichacker second Mr. Edward Londergan – Roll Call Vote- Mrs. King – yes; Mr. Londergan- yes; Mr. Dufresne- yes; Mr. Veliz- yes; Mr. Eichacker- yes – 5 Yes Votes.

Motion to adopt the modifications to the testing protocols for the Solar and Wind Energy Environmental Protocols as discussed in our previous meeting made by Mr. Richard Eichacker second Mr. Londergan - Roll Call Vote- Mrs. King – yes; Mr. Londergan- yes; Mr. Dufresne- yes; Mr. Veliz- yes; Mr. Eichacker- yes – 5 Yes Votes.

Payroll/Bills/Budget-

Motion to approve and sign payroll in the amount of \$297.00 and \$ 270.00 for Jill Chalifoux-Miller made by: Mr. Richard Eichacker second Mrs. Drue King - 5 yes votes.

Motion to approve and sign WB Mason invoice# 2379856 dated 4/25/23 in the amount of \$ 41.99 and invoice# 236950223 in the amount of \$ 14.56 for office supplies made by Mr. Richard Eichacker second Mrs. Drue King - 5 yes votes.

Motion to approve and sign Turley Publications Invoice# 56110 dated 4/21/23 for SP# 307 in the amount of \$ 210.34 made by: Mr. Richard Eichacker second Mr. David Dufresne- 5 yes votes.

Motion to approve April 24, 2023 minutes made by: Mr. Richard Eichacker second Mrs. Drue King– 5 yes votes for 1.

Comments & Concerns-

Mrs. King spoke about the Trailer truck parked on Southbridge Road. She spoke with Jim Ferrera, the town administrator and he said there was nothing he could about the trailer truck being there because it falls under chapter land. This would be something to speak with the Assessor's office. The police department said this does not fall under their control. Mr. Dufresne suggested the planning board consider adopting enforcement by-laws to give the Building Commissioner the ability to address the situation. Mrs. King said that she would speak to the assessors and with Mr. John Freeman about the trailer truck. The board suggested Mrs. King talk with Highway to see if it is a scenic road.

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New Business/Old Business-

Mr. Veliz spoke about how he is going to slowly work on having all the Building/Planning forms online where it can be filled out there as well.

Motion to Adjourn made by: Mr. Richard Eichacker second Mrs. Drue King – 5 yes votes @8:23pm

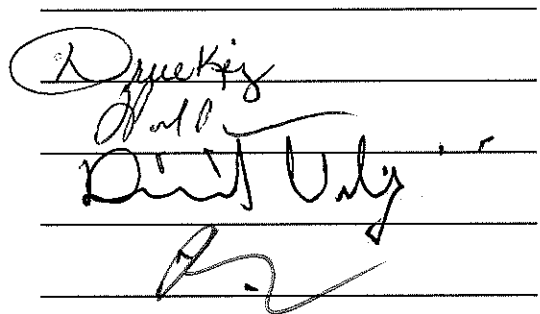
Next Meeting Date: May 22, 2023 @ 7:15pm

Respectfully submitted,

Members of the Board Signatures

Jill Chalifoux-Miller
Secretary

06/12/2023
Date Approved

The image shows four horizontal lines of paper with handwritten signatures. The first signature is circled and appears to be 'Drue King'. The second signature is 'Richard Eichacker'. The third signature is 'Jill Chalifoux-Miller'. The fourth signature is 'Jill Chalifoux-Miller'.

