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TOWN OF WARREN
PLANNING BOARD
WARREN, MASSACHUSETTS 01083

WARREN PLANNING BOARD
MINUTES OF October 24, 2022

PRESENT: Mr. David Dufresne: Vice Chair; Mr. Edward Londergan; Mr. Richard Eichacker

Absent: Mr. Derick Veliz Chairmen, Mrs. Drue King

ATTENDEE: See List

Meeting was called to order at 7:15PM

ANR- 40 Bacon Street-Steven Murphy-

The Planning Board would like the Building Inspector to review the plan and advise because of the possibility of a nonconforming use.

Motion to table the ANR for 40 Bacon Street to November 07, 2022@ 7:15pm pending review from the Building Inspector made by: Mr. Richard Eichacker second Mr. Edward Londergan- Roll Call Vote- Mr. Londergan- Yes; Mr. Eichacker- Yes; Mr. Dufresne- Yes- 3 Yes Votes.

ANR- 855 Reed Street- David Perkins-

Plan depicts Map 9 Lot 41- To create a single buildable lot with frontage on Reed Street.

Motion to accept the ANR made by: Mr. Richard Eichacker second Mr. Edward Londergan- Roll Call Vote- Mr. Londergan- Yes; Mr. Eichacker- Yes; Mr. Dufresne- Yes- 3 Yes Votes.

Public Hearing on Special Permit No. 303 for Phillip R. Lanctot, under 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 1391 Brimfield Road, Warren. This parcel is also known as Assessors Map 11 Lot 32 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.**

Representative: Phillip Lanctot

Documents Submitted: None

The Board reviewed Mr. Lactot's special permit application and asked him to bring all the required documents including copies of the plans for the next meeting. Mr. Lactot stated that he will be able to bring in the remaining money for his cash bond to the town treasurer before the next meeting.

Motion to continue the Public Hearing to November 07, 2022@ 7:15pm made by: Mr. Richard Eichacker second Mr. Edward Londergan- Roll Call Vote- Mr. Londergan- Yes; Mr. Eichacker- Yes; Mr. Dufresne- Yes - 3 Yes Votes.

Continue Public Hearing on Special Permit No. 302 for Samek Properties, LLC under 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 275 Brimfield Road, Warren. This parcel is also known as Assessors Map 30 Lot 04 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.**

Representative: Michael Samek

Documents Submitted:
None

Motion to continue the Public Hearing to November 07, 2022@ 7:15pm made by: Mr. Richard Eichacker second Mr. Edward Londergan- Roll Call Vote- Mr. Londergan- Yes; Mr. Eichacker- Yes; Mr. Dufresne- Yes - 3 Yes Votes.

Agilitas / Cutler Road Ext Solar Site: Modification request for Detention Basin 2 – Lot 3-

Representative: Nicola Fancendola, P.E.- Principal/Project Manager for Agilitas Energy-

The Board and Mr. Fancendola discussed the standpipes and basins. It was decided that they will leave the standpipes as is.

Review GZA proposal for peer review on Copart well monitoring-

The Board reviewed and discussed the proposal from GZA for Copart of Connecticut, Inc. well monitoring.

Motion to proceed with the GZA proposal for peer reviewing the Copart well monitoring plan made by: Mr. Richard Eichacker second Mr. Edward Londergan- Roll Call Vote- Mr. Londergan- Yes; Mr. Eichacker- Yes; Mr. Dufresne- Yes - 3 Yes Votes.

Payroll/Bills/Budget-

Motion to approve and sign payroll in the amount of \$ 274.50, \$ 252.00, \$ 252.00 and \$ 252.00 for Jill Chalifoux-Miller made by: Mr. Edward Londergan second Mr. Richard Eichacker - 3 yes votes.

Motion to approve and sign invoices for W.B. Mason for office supplies in the amount of \$ 105.26, \$ 31.49 and \$ 17.98 made by: Mr. Edward Londergan second Mr. Richard Eichacker- 3 Yes Votes.

Motion to approve and sign Turley Publications Invoice# 49239 for Turley Publications for SP# 303-Phillip R. Lanctot in the amount of \$ 190.49 made by: Mr. Edward Londergan second Mr. Richard Eichacker- 3 Yes Votes.

Motion to approve and sign 8/31/2022 invoices for O'Reilly Talbot & Okun Assoc in the amount of \$ 1673.50 (Lot 3) and \$ 448.50 (Lot 4) made by: Mr. Edward Londergan second Mr. Richard Eichacker- 3 Yes Votes.

Motion to approve and sign September 26, 2022 minutes made by: Mr. Edward Londergan second Mr. Richard Eichacker- 3 Yes Votes.

Comments & Concerns-

None

Other Business-

The Board picked a hearing date 12/12/2022 for SP# 302 & SP# 303. The Board discussed online permitting pros and cons and that there will be a demonstration by PermitLink on online permitting for the Building and Planning departments on 10/27/2022

Motion to Adjourn made by: Mr. Richard Eichacker second Mr. Edward Londergan – 3 yes votes @8:15pm

Next Meeting Date: November 07, 2022 @ 7:15pm

Respectfully submitted,


Jill Chalifoux-Miller
Secretary

12/12/2022

Date Approved

Members of the Board Signatures



