



Town of Warren

Planning Board

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

Planning Board Meeting Minutes of November 27, 2023

Members Present: Mr. Derick Veliz – Chairman, Mr. Richard Eichacker and Mrs. Drue King

Absent: Mr. David Dufresne – Vice Chairman and Mr. Edward Londergan

Attendees: See List

Meeting was called to order at 7:18 pm.

ANR review Landry - 401 Brimfield Road – Map 9 Lot 73 - To create lot 401-1 from the existing lot (.6.1256 acres), remaining land has 6.5097 acres and sufficient frontage.

Motion to approve the ANR for Landry on Brimfield Road made by: Mr. Eichacker, second by Ms. King - 3 yes votes.

ANR review Clarke - Keys Road – Map 10 Lot 181 – To create three separate house lots. Lot 1 (1.64 acres) Lot 2 (1.23 acres) and Lot 3 (1.25 acres) remaining land has enough acres and sufficient frontage.

Motion to approve the ANR for Landry on Brimfield Road made by: Mr. Eichacker, second by Ms. King - 3 yes votes.

ANR review Sausville - 87 Pleasant Steet – Map 15 Lot 22.1 – To illustrate a single building lot shown as proposed Lot A (.246 acres) remaining land (.346 acres) remaining land does not have sufficient frontage.

No vote. Surveyor to make edits and return with new plans for next meeting (December 11, 2023).

Public Hearing on Special Permit No. 312 & Site Plan No. for Architectural Insights, LLC under Section 13 of the Town of Warren Zoning By-laws. The applicant is seeking a special permit for the relocation of the kitchen to the rear of the unit, make the rear unit legal if applicable. 942 Main Street, Warren. This parcel is also known as Assessors Map 24 Lot 7 which is in the Village 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: None

There were not any abutters in attendance. Motion to continue the public hearing to December 11, 2023, as there was not a super majority board present to vote made by Mr. Eichacker, second by Mrs. King – 3 yes votes.

Public comment from Rebecca Acerra, via zoom regarding Special Permit number 312, Architectural Insights 942 Main Street. Ms. Acerra raised the question whether the Applicant filed under the correct zoning by-law, section 13 is the Mill Conversion Overlay District. Mr. Eichacker looked up the by-laws and the Board agreed that the application was filed under the wrong section and the permit will need to be resubmitted.

Comments and Concerns: None

Payroll/Bills/Budget

Motion to approve and sign payroll in the amount of \$367.08, \$340.48, \$255.36, \$351.12 and \$255.36 for Sarah Morin made by Mr. Richard Eichacker, second by Mrs. King – 3 yes votes.

Motion to approve and sign current invoices; WB Mason invoice # 242609899 in the amount of \$62.27, Turley Publications invoice # 63600 for public hearing SP# 312 - Architectural Insights in the amount of \$300.48, Cooley Dickenson Medical Group for Sarah Morin Pre-Placement Exam, O Reilly Talbot & Okum Assoc. Invoice # 54641 in the amount of \$3,552.07, invoice # 54642 in the amount of \$4,667.07, invoice # 54716 in the amount of \$817.60, invoice # 54718 in the amount of \$727.60, invoice # 54916 in the amount of \$1,061.32 and invoice # 54917 made by Mr. Richard Eichacker, second by Mrs. King – 3 yes votes.

Minutes – October 23, 2023, meeting minutes could not be approved as Mr. Veliz was not in attendance to be approved at the December 11th meeting.

Next Meeting. December 11, 2023 @ 7:15 pm

Motion to Adjourn made by Mr. Veliz, second by Mrs. King – 3 votes yes at 7:52 pm.

Respectfully submitted,

Sarah Morin
Secretary

Members of the Board Signatures




