

TEL: (413) 436-9312 x260
FAX: (413) 436-9754

TOWN OF WARREN

PLANNING BOARD

WARREN, MASSACHUSETTS 01083

WARREN PLANNING BOARD MINUTES OF August 10, 2020

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

Absent: All Present

ATTENDEE: See List

Meeting was called to order at 7:15PM in the Gymnasium of the Shepard Building.

The Pledge of Allegiance

ANR-James Allard- 430 Cutler Road Ext.

Plan depicts three (3) lots (Map 2 Lots 6 & 6.2 & 6.3) Create lot 6.3 to convey to Mr. Allard from Mrs. Lavine to make an access strip of land (591sq. ft.) to join with lot 6.2 to create a Rear Lot. Upon conveyance Lavine to Allard of 6.3 lot 6.2 will be subdivided to create a Rear Lot.

Mr. O'Shea an abutter to Mr. Allard property had concerns with the access driveway to the rear lot being more than 10% grade and water runoff on to his property. The Plans did not show the grade. With a lot of back and forth the decision was made to visit the site so the Board could see what Mr. O'Shea concerns are. The Board will visit the site on Thursday Morning @ 10:00 am on the 13th August 2020.

Public Hearing on Special Permit No. 295 & Site Plan No. 62 for Warren Water District regarding a proposed Water Treatment Plant. The Properties are owned by the Warren Water District and are located at 250 Comins Pond Road also known as Assessors Map 28 Lots 36 & 37 which are in the Village District. **A copy of the application maybe inspected in the Office of the Planning Board or Town Clerks Office during normal business hours.**

Abutters notification and publication was done in accordance with the provision of Chapter 40A, 11 of the Massachusetts General Laws

Jeff Faulkner and Timothy Grace presented from Tighe & Bond
Matthew Cote with Beals & Thomas, Inc.

Mr. Cote went over the Peer Review with the Board. Mr. Cote found six (6) errors on the Plans.
Mr. Faulkner received the Review prior to the 10th meeting and addressed all six (6).

1. Excess for Fire & Emergency Vehicle. **Noted on Plan G-003 # 17**
2. Parking for employees. **Three (3) parking spots, one (1) of the three (3) will be a Handicap spot**
3. Ground water. **Shown on Plan C-107**
4. Color of the Building. **Color will be picked once the building goes out to bid and contractor is hired.**
5. Plans did not have a stamp from the Engineer on it. **Will send the Board a Stamped copy in the mail and digital copy.**

6. Dumpster placement. *Dumpster will be placed next to the gate behind fence.*

With no further questions the motion was made:

Motion to close Public Hearing made by Mr. Dufresne: second Mr. Veliz- Roll Call Votes: Mr. Dufresne- yes; Mr. Veliz-yes; Mrs. King-yes; Mr. Londergan-yes; Mr. Eichacker-yes- 5 yes votes.

Board will have the Decision for the next Meeting August 24, 2020.

Discussion on when to reschedule Sunpin Solar Development, LLC

Public Hearing for Special Permit No. 293 & Site Plan No.60 for Sunpin Solar Development, LLC. The Applicant is requesting to construct and operate a Ground-Mounted Solar Installation. The Property is owned by Richard & Madelyn Monaco and is located at 170 Brookfield Rd also known as Assessors Map 12 Lots 32 & 35 located 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.**

Sunpin sent an email asking **again** to continue the Public Hearing from the 24th of August to September 14th. The Board in writing on December 18, 2019 sent a letter to Mr. Nolan letting him know the Hearing was rescheduled from October 28th to February 3, 2020(postponed due to Covid-19) and this would be the last time the Board will continue the Hearing: The Hearing will remain on the 24th of August 2020.

Payroll/Bills/Budget

Motion to approve and sign payroll in the amount of \$ 320.60 & \$256.48 made by Mr. Veliz: second Mr. Dufresne- 5 yes votes.

Motion to approve and sign invoice for Beals & Thomas in the amount of \$3,063.32 made by Mr. Veliz: second Mr. Eichacker - 5 yes votes.

Minutes

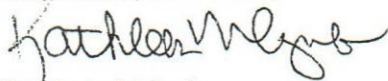
Motion to approve and sign minutes from July 27, 2020 made by Mr. Veliz: second Mr. Dufresne -5 yes votes.

Next Meeting Date: August 24th @ 7:15pm

Other Business

None

Respectfully submitted,



Kathleen M Czub
Secretary

Date Approved

Members of the Board Signatures

