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TOWN OF WARREN
PLANNING BOARD
WARREN, MASSACHUSETTS 01083

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WARREN PLANNING BOARD
MINUTES OF December 12, 2022

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

Absent: None

ATTENDEE: -See List

Meeting was called to order at 7:15PM

Meeting Workshop to discuss Special Permit# 302 for Samek Properties, LLC-

The Board discussed the permit. They will write the conditions and expect to have the decision ready for the next Planning Board meeting on 1/9/2023.

Meeting Workshop to discuss Special Permit# 303 for Phillip R. Lanctot-

The Board discussed the permit. They will work on the decision and expect to have it ready for the next Planning Board meeting on 1/9/2023.

Public Hearing on Special Permit No. 304 for Fountain & Sons Construction Co, Inc, 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 Brimfield Road, Warren. This parcel is also known as Assessors Map 30 Lot 02 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 and Damien Berthiaume Attorney with Berthiaume & Berthiaume

Documents Submitted:

- 6 Copies of Brimfield Road Sand Pit Plan by Richard D Gobi Dated 04/28/04
- 6 Copies of Brimfield Road Sand Removal Site Plan by Gobi Land Engineer Dated 09/29/22

There were not any abutters in attendance. Mr. Berthiaume gave a summary stating they are seeking a Special Permit for a pre-existing gravel pit. The Planning Board first granted a Special Permit# 205 for Earth Removal in 2004. The gravel removal operation has been ongoing since 2004. It is not expected to have any significant changes other than the ongoing and continued removal of gravel from the site. Mr. Fountain requested for the same asphalt grinding amendment and other special conditions from SP# 205 Amendment dated 3/24/10. The

Board stated that they have not had any complaints on this gravel pit. They explained the gravel pit renewal and expiration process to Mr. Fountain. They have all the documentation and paperwork needed for review.

Motion to close the Public Hearing for Special Permit #304 for Fountain & Sons Construction Co, Inc made by: Mr. David Dufresne second Mr. Edward Londergan- Roll Call Vote- Mrs. King- Yes; Mr. Londergan- Yes; Mr. Dufresne- yes; Mr. Eichacker- Yes; Mr. Veliz- Yes - 5 Yes Votes.

Public Hearing on Special Permit No. 305 for Fountain & Sons Construction Co, Inc, 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 Walkeen-Koziol Road, Warren. This parcel is also known as Assessors Map 11 Lot 42 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 and Damien Berthiaume Attorney with Berthiaume & Berthiaume

Documents Submitted:

- 6 Copies of Phase 1 & Phase 2 plan for Asphalt Storage by Acton Survey and Engineering dated 8/8/98
- 6 Copies of Phase 1 & Phase 2 amended plan by Acton Survey and Engineering dated 10/01/09.

There were not any abutters in attendance. Mr. Berthiaume gave a summary stating they are seeking a Special Permit for a pre-existing gravel pit. The Planning Board first granted a Special Permit# 149 for earth removal in 1998, it was amended in 2010. The gravel removal operation has been ongoing since 2004. It is not expected to have any significant changes other than the ongoing and continued removal of gravel from the site. Mr. Fountain requested for the same asphalt grinding amendment and other special conditions from SP# 149 Amendment dated 1/29/10, The Board looked over the Special Permit applications and plans. The Board has not had any past complaints for this property. They have all the documentation and paperwork needed for review.

Motion to close the Public Hearing for Special Permit # 305 for Fountain & Sons Construction Co, Inc, made by: Mr. Richard Eichacker second Mr. Edward Londergan- Roll Call Vote- Mrs. King- Yes; Mr. Londergan- Yes; Mr. Dufresne- Mr. Eichacker- Yes; Mr. Veliz- Yes - 5 Yes Votes.

Comments & Concerns-

None

Payroll/Bills/Budget-

Motion to approve and sign payroll in the amount of \$ 319.50, \$ 270.00, \$ 270.00, \$ 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 # 50997 for public hearing for SP#304 – Fountain & Sons Construction Co, Inc. in the amount of \$ 225.36 and # 50996 for public hearing for SP#305- Fountain & Sons Construction Co, Inc. in the amount of \$ 219.10 made by Mr. Edward Londergan second Mrs. Drue King- 5 yes votes.

Motion to approve and sign WB Mason Invoice #233931186 for office supplies in the amounts of \$ 20.04 made by: Mr. Edward Londergan second Mrs. Drue King- 5 yes votes.

Motion to approve and sign the Valley Communications Systems, Inc. Invoice# 833 dated 11/22/22 for \$88.00, Planning Board to cover \$ 88.00 and Building Department to cover the remaining \$ 88.00 made by: Mr. Edward Londergan second Mr. Richard Eichacker- 5 yes votes.

Motion to approve October 24, 2022 minutes as amended made by: Mr. Edward Londergan second Mr. Richard Eichacker - 4 yes votes.

Motion to table November 07, 2022 minutes until our next meeting made by: Mr. Richard Eichacker second Mrs. Drue King - 4 yes votes.

Other Business-

The Planning Board Appointed Derick Veliz: Chairmen as the Planning Board Delegate to the Central Massachusetts Regional Planning commission for Fiscal Year 2023.


Mr. Eichacker stated that he is working on putting together some minor by-law changes.

Mr. Eichacker stated that the Planning Board has accepted GZA proposal to conduct the Copart of Connecticut, Inc. Peer Review. GZA conducted the Peer Review and made suggestions. The suggestions were sent to legal. Mr. Eichacker is waiting for a response from Copart regarding the recommended modifications by GZA.

Motion to Adjourn made by: Mr. David Dufresne second Mrs. Drue King - 5yes votes @8:11pm

Next Meeting Date: January 09, 2023 @ 7:15pm

Respectfully submitted,


Jill Chalifoux-Miller
Secretary

01/09/2023
Date Approved

Members of the Board Signatures

