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**TOWN OF WARREN**  
PLANNING BOARD  
WARREN, MASSACHUSETTS 01083

TEL: (413) 436-9312 x260  
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**WARREN PLANNING BOARD**  
**MINUTES OF November 07, 2022**

**PRESENT:** Mr. Derick Veliz: Chairmen Mrs. Drue King; Mr. Edward Londergan; Mr. Richard Eichacker

**Absent:** Mr. David Dufresne: Vice Chair

**ATTENDEE:** Jim Ferrera: Town Administrator, Joyce Eichacker Conservation Commission, Charlene Farris- See List

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**Meeting was called to order at 7:15PM**

ANR- 40 Bacon Street-Steven Murphy-

There were no representatives present.

Steven Murphy was not present at the meeting.

Surveyor Joseph I. Levesque III was not present at the meeting.

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:

- 6 Copies of Closeout Plan of Gravel Pit Dated 10/11/04

The Board spoke with Mr. Lanctot. He stated that nothing has changed with this gravel pit. He is still in stage one.

Motion to close the Public Hearing for Special Permit #303 for Phillip Lanctot made by: Mr. Richard Eichacker second Mr. Edward Londergan- Roll Call Vote- Mrs. King- Yes; Mr. Londergan- Yes; Mr. Eichacker- Yes; Mr. Veliz- Yes - 4 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:

- Plan of Land by Sherman & Frydryk Land Surveying, Engineering & Scientists Additional Topography and Work Limit dated 11/03/22

The Board looked over the plan of land submitted and a letter from the West Warren Water district. They asked Joyce Eichacker of Conservation. She said the existing boundary is grandfathered in because it was worked on prior to 1996. She also stated that there is an existing berm that was put in place by Mr. Fijol to prevent material from migrating any further. Mrs. Charlene Farris an abutter, questioned the acreage listed on the plan because it does not match the recorded deed. The Board asked Mrs. Farris what her issue is with the area of the gravel pit. She stated that her issue is with the noise and the possibility of prior contamination. Mr. Samek stated they are moving earth around the property. Mr. Veliz asked what her issue was with the contaminated material. She wants to make sure that any contamination that is in the dirt does not end up in her well. The Board stated that this would fall under the jurisdiction of the Board of Health. Mrs. Farris said she would have to recuse herself because she is on the Board of Health and that she has been fighting this issue for 8 years. Her well is up-gradient from the gravel pit. The Board confirmed with Mr. Samek that his permit is for earth removal only.

Motion to close the Public Hearing for Special Permit # 302 for Samek Properties, LLC made by: Mr. Richard Eichacker second Mr. Edward Londergan- Roll Call Vote- Mrs. King- Yes; Mr. Londergan- Yes; Mr. Eichacker- Yes; Mr. Veliz- Yes - 4 Yes Votes.

Motion to grant a Conditional Permit for 90 days for Samek Properties, LLC to operate their gravel pit made by: Mr. Richard Eichacker second Mr. Edward Londergan- Roll Call Vote- Mrs. King- Yes; Mr. Londergan- Yes; Mr. Eichacker- Yes; Mr. Veliz- Yes - 4 Yes Votes.

**Cal rolling Hills LLC/David Callahan-** Discuss Permit# 196A- Mr. Callahan stated that he was surprised to see the gravel pit special permit application letter because he has previously spoken with a prior Planning Board about the importance of the special permit renewals. He feels that he does not need to renew his special permit. The Board explained to Mr. Callahan that it is not a renewal it is a new special permit. He needs to apply for a new permit which would be good for 5 years and then he can renew up to 3 times for three-year extension and his permit could be good through 2036 by requestion extensions. He can use existing plans if things have not changed by updating them. He will need evidence of ownership, list of abutters from the assessor's office, updated plans and an updated bond. The acreage reflects the work area.

**Decision on Public Hearing on Special Permit No. 300 & Site Plan No. 66** for Donna Skoczylas under Section 1.5 of the Town of Warren Zoning By-laws. The applicant is requesting to expand/alter a non-conforming structure to add three (3) additional apartments. The Property is located at 2282 Main Street, West Warren also known as Assessors Map 20 Lot 38 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.**

There were no representatives in attendance.

Motion made to deny the Special Permit # 300 & Site Plan No. 66 without prejudice for Donna Skoczylas made by Mr. Richard Eichacker: second Mrs. Drue King- Roll Call Vote- Mrs. King- Yes; Mr. Londergan- Yes; Mr. Eichacker- Yes; Mr. Veliz- Yes - 4 Yes Votes.

The Board spoke with David Perkins about his ANR from the last meeting. He needs his mylar copy signed because the surveyor misplaced it. The Board told him to bring it in when he gets it and they can sign it since it was already approved on 10/24/22.

**Borrego Solar Systems, Inc- Cronin Road- Detention Basin Plan-**  
Representative: Dean Smith

The Installation of an infiltration trench in the drainage basin and the trench along with reseeding has been completed. Mr. Smith explained to the Planning Board would like to know what the Planning Board requires next. Borrego would like to close out the Building Permit. Borrego will be requesting a final inspection from the Conservation Commission as well. The Board and Conservation will go out to inspect on 12/14/22.

**GZA peer review on Copart well monitoring-**

The Planning Board discussed the peer review report by GZA. The Board will send the report to Copart for modification of the plan. The revised plan will then be sent to GZA for review.

**Comments & Concerns-**

None

**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. Edward Londergan second Mrs. Drue King- 4 yes votes.

Motion to approve and sign Expense sheet for mileage re-imbursement in the amount of \$ 4.33 made by: Mr. Edward Londergan second Mrs. Drue King- 4 yes votes.

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

**Other Business- None**

Motion to Adjourn made by: Mr. Richard Eichacker second Mr. Edward Londergan - 4 yes votes @8:44pm

Next Meeting Date: December 12, 2022 @ 7:15pm

Respectfully submitted,

  
Jill Chalifoux-Miller  
Secretary

01/09/2023  
Date Approved

Members of the Board Signatures



