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TOWN OF WARREN
PLANNING BOARD
WARREN, MASSACHUSETTS 01083

WARREN PLANNING BOARD
MINUTES OF December 21, 2022

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

Absent: Mr. Derick Veliz: Chairmen

ATTENDEE: -Mr. James Ferrera: Town Administrator; Stephen Murphy

Meeting was called to order at 6:16PM

ANR- Steven Murphy- 40 Bacon Street

Mr. Murphy spoke about how his property at 40 Bacon Street has 20 feet of road frontage for the back lot. He knows this is not up to code for the Town of Warren. He thought that it would be allowed because the house was built so long ago. The Planning Board explained that if he were to keep one lot and sell another he would have to ask for a variance through the town Zoning Board of Appeals because it would be in zoning violation. The Board explained that failure to obtain a variance prior to the conveyance of one of the new lots to a separate owner will result in zoning violations. The board is asking for a note #7 containing the verbiage "Conveyance of either Lot 35A or Lot 35B to a separate owner shall require variance relief from the Town of Warren Board of Appeals" to be added to the ANR plan. When that is completed he can bring the plans in to the Planning Board office and leave for the Planning Board to sign.

Motion to endorse the ANR for 40 Bacon Street with the contingency that Note #7 will be added made by: that states that Conveyance of either Lot 35A or Lot 35B to a separate owner shall require variance relief from the Town of Warren Board of Appeals made by: Mr. Richard Eichacker second Mr. Edward Londergan - Roll Call Vote Mrs. King- Yes; Mr. Londergan- Ye; Mr. Eichacker- Yes; Mr. Dufresne- yes - 4 Yes Votes.

Motion to Adjourn made by: Mr. Edward Londergan second Mr. Richard Eichacker - 4yes votes @6:38pm

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

Respectfully submitted,

Jill Chalifoux-Miller
Jill Chalifoux-Miller
Secretary

01/09/2023
Date Approved

Members of the Board Signatures

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