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TOWN OF WARREN
PLANNING BOARD
WARREN, MASSACHUSETTS 01083

WARREN PLANNING BOARD
MINUTES OF April 11, 2022

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

Absent: None

ATTENDEE: Eric & Linda Esiason; Tiffany Floria; Donna Skoczylas/ Karen Kelly-Garay

Meeting was called to order at 7:15PM

Eric Esiason- 648 Southbridge Rd- Mr. Esiason spoke with the board about the possibility of a shared driveway. They do have about 1,200 feet of frontage before it meets the neighbor's property. They want to give their son a back lot to build a house on. It is not easy to give his son access to the property. There are alternatives to the shared driveway that will fit into the bylaws. He could give him 50 feet of frontage that he could cut down through. The easiest way would be to give his son a legal right of way down his driveway. There is nothing in the bylaws about a shared driveway. The board told him that he should make an appointment to speak with the Building Inspector. He stated that they e-mailed back and forth, and the Building Inspector sent him a copy of the bylaw. They board told him the shared driveway is not for the board to grant, it should go through the building department. They told him to speak with the Building Inspector and the Highway supervisor.

Continue Public Hearing on Special Permit # 300 and Site Plan # 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 located 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.**

Abutter's notification and publication was done in accordance with the provision of Chapter 40A, 11 of the Massachusetts General Laws.

Representatives: Michael Pietras, Engineering & Land Solutions, Inc., Donna Skoczylas, owner

Documents Submitted:

- Preliminary Plans of Apartment Additions dated 9/14/2021
- Conceptual Site Plan Existing & Proposed Conditions dated 4/11/2022

Mr. Pietras explained that they have a survey and site plan to show the Board. Originally the Special Permit was to add 3 additional apartments along with additional parking to accommodate the new apartments. They are now proposing to put a duplex behind the original building to bring rental properties into town with an additional 5 parking spots. During a

prior discussion the idea of a duplex was mentioned. They had to get a survey to see if it can be done. There currently are not any plans for duplex, they can develop them. They came to the Board to see if it is a possibility. Dimensionally the items fit but they would need a Special Permit and a waiver from Planning Board because of the area/density. The proposed structure meets the bylaws as far as setbacks. The front of the duplex would be on Summer Street. Donna would like to start by building the duplex and then add the apartments. They need approval for the duplex because of the density. They Board told them they would need to go through ZBA for a variance of the density bylaw.

Motion to Continue Public Hearing on Special Permit # 300 and Site Plan # 66 for Donna Skoczylas made by Mr. Richard Eichacker second Mr. Edward Londergan – 5 yes votes.

The Public Hearing date for Sp. Permit# 301- 721 Brimfield Road (Gravel Pit) was chosen for May 23, 2022.

Special Permit/Gravel Pits-

The Board had a discussion on the expiration of gravel pits. It looks like all the special permits for gravel pits have expired. Most of them were issued in 1999 and were never renewed. Some are still in operation. They have all had yearly inspections by the Planning Board. The Board would like to speak with the Building Inspector about how to proceed with the yearly inspections. The bylaw states that the town of Warren Building Inspector may inspect all permitted sites without notice. Jill will compose a letter stating that their permit has expired and will also let them know they need to apply for a new special permit. In the letter it will state that their permit has expired, and they will have to cease operation if they do not apply for a new special permit. If they schedule a hearing within 30 days of receiving the letter they can continue to operate. Along with the letter I will include the Application for Earth Removal form (it notes that the permit is subject to renewal and shall not exceed 5 years), a copy of the bylaw and a Special Permit application.

Payroll/Bills/Budget

Motion to approve and sign payroll in the amount of \$ 286.67, and \$ 256.04 for Jill Chalifoux-Miller made by: Mr. David Dufresne second Mrs. Drue King - 5 yes votes.

Motion to approve and sign payroll in the amount of \$ 383.15 for Kathy Czub made by: Mrs. Drue King second Mr. Edward Londergan - 5 yes votes.

Motion to approve and sign 2/28/2022 invoices for O'Reilly Talbot & Okun Assoc in the amount of \$ 2,891.77 (Lot 3) and \$ 2,774.27 (Lot 4) made by: Mr. Edward Londergan second Mrs. Drue King – 5 yes votes.

Motion to approve and sign WB Mason invoices in the amount of \$ 86.73, \$ 16.12 and \$ 175.90 made by: Mr. Edward Londergan second Mrs. Drue King – 5 yes votes.

Motion to approve and sign minutes from March 14, 2022 Executive Session and March 28, 2022 made by: Mr. Edward Londergan second Mr. David Dufresne - 5 yes votes.

Comments and Concerns-

Other Business

Motion to Adjourn made by: Mr. Richard Eichacker second Mr. Edward Londergan – 5 yes votes @8:24pm

Next Meeting Date: April 25, 2022 @ 7:15pm

Respectfully submitted,

Jill Chalifoux-Miller
Secretary

04/25/2022
Date Approved

Members of the Board Signatures









