



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

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

**WARREN PLANNING BOARD**  
**MINUTES OF July 11, 2022**

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

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

**ATTENDEE:** See List

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**Meeting was called to order at 7:23PM**

**ANR-** Joel Hershey- Cronin Road

Plan depicts creating Parcel A and combining with existing Map 10 Lot 73 to form an undivided single lot with frontage on Cronin Road.

Motion to accept the ANR made by: Mr. Eichacker second Mrs. King - Roll Call Vote- Mrs. King- yes; Mr. Londergan; Mr. Eichacker- yes; Mr. Veliz- yes- 4 yes votes.

**Review and Discuss Gravel Pit expiration/renewals-**

I (Jill) updated the board on the status of the Gravel Pit packets I worked on last week. I was able to finish the project. I included an enclosure letter listing what the packet contains. It contains an Earth Removal Special Permit Expiration Letter, Special Permit Application, Application for Earth Removal, Application for Certificate of Inspection, Planning Board Fee Schedule, and copies of Section 5- Special Permit and Section 8 Earth Removal of the town bylaws. I will mail out the renewal packets by certified mail.

**Update on Agilitas Energy/Cutler Road Ext- Decommissioning Bond and Building Permit-**

Mr. Eichacker told the board they do not need a permit yet. When they are ready to apply for a permit they will need to have a decommissioning bond in place before the permit can be issued. Agilitas Energy did fund the Peer Review account. The Peer Review company, O'Reilly Talbot & Okun Associates, Inc. were on site today, 7/11/2022. O'Reilly Talbot & Okun Associates said the site looks good even after all the rain we had. The trailer was removed from the site, they stopped work because there was push back from National Grid. Work will continue later this year.

**Review proposed groundwater monitoring plan for Copart of Connecticut, Inc.-**

Mr. Londergan is concerned about the 2" diameter of the monitoring well. Mr. Eichacker thinks the board should get funds from Copart to have a peer review conducted. They would like me to contact the attorney for Copart, David Berson- Bacon Wilson, P.C.- Attorney/S. David White, PC Mr. Eichacker asking for the funding for Peer Review as per the special conditions. The board will consult with legal about where they are regarding the board's counter proposal to Copart.

**Discussion on ZPT Energy Solutions, LLC regarding energizing a solar project without a Certificate of Occupancy-**

The electrical inspector needs a letter from the board asking him to shut down the operation. They think there was miscommunication as to what needed to be done between the board and the electrical inspector regarding approving/declining the power at solar this site. Mr. Eichacher will speak with the building inspector regarding this matter and get advice for future matters.

**Payroll/Bills/Budget-**

Motion to approve and sign payroll in the amount of \$ 248.62 and \$ 252.00 for Jill Chalifoux-Miller made by: Mr. Edward Londergan second Mrs. Drue King - 4 yes votes.

Motion to approve and sign June invoices for WB Mason in the amount of \$ 68.84 made by: Mr. Edward Londergan second Mrs. Drue King -4 yes votes.

Motion to approve and sign June 27, 2022 minutes as amended made by: Mr. Edward Londergan second Mrs. Drue King - 4 yes votes.

**Comments & Concerns-**

Mr. Veliz asked about getting the contact information for PermitEyes from the Building Inspector. He spoke about how Warren residents can learn about climate change and it's local impact. There are two tours on July 13<sup>th</sup> (this week) that they can sign up for, one at 10 am and one at 6 pm. It's between the Highway Department and CMRPC. This tour will show the residents a side of the town they have not seen.

Mr. Eichacher answered questions about the gravel pit list renewals and new applications and the fact that any special permit applications for new gravel pit will have a public hearing.

**Other Business-**

The board set the date of August 22, 2022 for the new special permit application hearing for Special Permit# 302.

The board discussed a decommissioning bond rough draft that needs approval, the Town Administrator has looked it over and said it looks standard. The Board needs a little more time to go over this before giving approval.

Motion to Adjourn made by: Mr. Richard Eichacker second Mr. Edward Londergan – 4 yes votes @8:11pm

Next Meeting Date: August 08, 2022 @ 7:15pm

Respectfully submitted,



Jill Chalifoux-Miller  
Secretary

08/08/2022  
Date Approved

Members of the Board Signatures

