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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 September 26, 2022**

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

**Absent:** None

**ATTENDEE:** Jim Ferrera: Town Administrator, James Fountain

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

ANR- 200 Maple Street- Fountain & Sons Construction Co, Inc.-

Plan depicts Map 23 Lot 84.1 (corner of Maple St. & Carl St.)- Create lot A for single family residence.

Motion to accept the ANR made by: Mr. David Dufresne second Mr. Edward Londergan - 5 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.**

Motion to continue the Public Hearing to October 24, 2022@ 7:15pm made by: Mr. Richard Eichacker 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.

**Agilitas / Cutler Road Ext Solar Site: Modification request for Detention Basin 2 – Lot 3-**

Representative: Nicola Fancendola, P.E.- Principal/Project Manager for Agilitas Energy-

Mr. Eichacker spoke with Steven at O'Reilly Talbot Ogun & Associates (OTO) about the plan, they agreed with cleaning and removing accumulated sediment from the basin floor; the removal of any visible sticks, roots or rocks from the basin floor and maintaining the standpipe outlets for as long as required for the basin floor to reach 80% stabilization. Steven did not agree with the installation of a 4" perforated sub drain down at the center of the basin floor. He felt that the standpipes in the other 3 basins should not be removed. Mr. Fancendola requested a copy of OTO's report, he hoped that OTO would have attended this meeting to discuss this matter further and would like to see some technical data as to why they disagreed with the sub drain. OTO is questioning why the sub drain/valve was needed, the basin needs to work without having the valve open, once the valve is opened would it ever be closed. These devices need maintenance and may cause more problems than they solve.

Motion to deny the modification to the basin to the Agilitas/Cutler Road Ext Solar site made by Mr. David Dufresne second Mr. Richard Eichacker- Roll Call Vote- Mrs. King- Yes; Mr. Londergan- Yes; Mr. Dufresne- Yes; Mr. Eichacker- Yes; Mr. Veliz- Yes- 5 Yes Votes.

Mr. Fancendola wanted to know where he stands with the standpipes for lot 3. Mr. Eichacker stated that they should remain until everything is finished. Mr. Fancendola feels that the reason the basin is not working is because of the standpipes. He disagrees with the boards decision to leave them in. He would like something in writing from OTO as to why the standpipes should be left as is. The Board apologized for OTO not attending this meeting and agreed to try to get a written response from OTO to Mr. Fancendola.

**Payroll/Bills/Budget-**

Motion to approve and sign payroll in the amount of \$ 288.00, \$ 216.00 for Jill Chalifoux-Miller made by: Mr. Edward Londergan second Mrs. Drue King - 5 yes votes.

Motion to approve and sign invoices for WB Mason in the amount of \$ 69.12 and \$ 24.17 for office supplies made by: Mr. Edward Londergan second Mrs. Drue King - 5 yes votes.

Motion to approve and sign Expense sheet for mileage re-imbursement in the amount of \$ 7.48 made by: Mr. Edward Londergan second Mrs. Drue King - 5 yes votes.

Motion to approve and sign 8/31/2022 invoices for O'Reilly Talbot & Okun Assoc in the amount of \$ 480.63 (Lot 3) and \$ 468.13 (Lot 4) made by: Mr. Edward Londergan second Mrs. Drue King - 5 yes votes.

Motion to approve and sign September 12, 2022 minutes made by: Mr. Edward Londergan second Mrs. Drue King - 5 yes votes.

**Comments & Concerns-**

None


**Other Business-**

Mr. Eichacker stated that a check was received from Copart in the amount of \$ 5,000.00 for Peer Review and that he needs to contact TEC.

Motion to Adjourn made by: Mr. Richard Eichacker second Mrs. Drue King -- 5 yes votes @7:45pm

Next Meeting Date: October 24, 2022 @ 7:15pm

Respectfully submitted,

  
Jill Chalifoux-Miller  
Secretary

10/24/2022  
Date Approved

Members of the Board Signatures

