

**WARREN PLANNING BOARD  
MINUTES OF APRIL 25, 2012**

Present: Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk, Mr. David Messier and Mrs. Melissa Sepanek

Absent: Mr. Bill Ramsey

Attendees: Jim Fountain, Donald Nickerson, John Lizak, John Paolucci, Janet Callahan, Cliff Fountain and Jeff Brusco

---

Opened the Meeting at 6:00 PM

Motion to accept the Minutes of April 8, 2012 as written made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

The Board will follow up with Mr. Scanlan regarding the surety bond and cost of removal for Eosol Americas solar farm.

**Jim Fountain:** Mr. Fountain presented an ANR for Brimfield Road. The plan depicts an area consisting of 1.388 acres being broken out which will house his new garage. The lot is depicted as Lot B-1. After a review and with no further comment, the following motion was made: Motion to sign the ANR for James Fountain for Lot B-1 on Brimfield Road as shown made by Mrs. Sepanek; second: Mr. Messier – unanimous. Form A's and the signing fee of \$40.00 (ck# 12913) was presented.

Motion to sign payroll for Rebecca Acerra in the amount of \$220.72 made by Mr. Messier; second: Mrs. Sepanek – unanimous.

Motion to sign the Graves Engineering invoice for Peer Review for Eosol Americas in the amount of \$3,787.58 made by Mr. Messier; second: Mrs. Sepanek – unanimous.

Motion to sign the WB Mason invoice in the amount of \$73.05 made by Mrs. Sepanek; second: Mr. Messier – unanimous.

**6:30 PM – Opened the Public Hearing for JJC Material, Inc.** for Special Permit Application No. 251. The applicant has requested a Special Permit under Section 3.25.1 for storage units located on 109 Boston Post Road. The property is also known as Assessors' Map 4, Lot 97. The property is currently owned by John Lizak who at this time has a current Special Permit for storage. The current Special Permit is non-transferable, therefore a new application and approval is required.

Janet Callahan addressed the Board this evening stating that JJC Materials, Inc. would like to continue the use as is with household and other miscellaneous items being stored. All present reviewed the current restrictions on the Orders of Conditions that were issued to Mr. Lizak on SP# 198. The possibility of removing No. 5 (hours of operation) altogether was briefly

discussed. The Warren Water District provided written comment stating no opposition to the application. Gerald Fountain, who was not able to stay for the hearing, and is an abutter, also expressed no opposition to the application.

At the time of the Public Hearing, the Warren Conservation Commission was in the process of issuing an Enforcement Order on the property due to work that was done in February 2012. At the time, structural issues that needed to be immediately addressed were done by Mr. James Fountain. Chairwoman Joyce Eichacker spoke with Mr. Fountain and stated that if in the opinion of the Building Inspector it was an emergency, then the work could be done prior to filing paperwork. After an inspection of the property, Mr. Keough determined that the structure needed immediate repair and Mr. Fountain proceeded accordingly to make the repairs. He did secure a building permit as required, however failed to file the proper paperwork with the Conservation Commission which generated the Enforcement Order that was to be issued by Commissioner Elizabeth Kelley. As of this evening, the Board hadn't received any final determination from the Commission. The members were in agreement to follow up with Conservation prior to the close of the hearing. With no further discussion at this time the following motion was made:

Motion to continue the Public Hearing to May 16, 2012 at 6:30 PM made by Mrs. Sepanek; second: Mr. Messier –unanimous.

Also, the Board unanimously agreed that a Site Plan Review was not needed, seeing that any restrictions can be made through the Special Permit. A letter confirming this along with the check will be returned to JJC Materials, Inc...

**Jeff Brusio** – Mr. Brusio attend this evening's meeting at the Board's request to discuss several issues at his gravel pit located on Old West Brookfield Road. Complaints from a neighbor regarding dust control and depth of a hole were at issue. Mr. Brusio fully acknowledged the dust issue and has since sloped the hole in order to bring it into compliance. He is also willing to use a water truck while on site to alleviate the dust issue. In addition, he stated that he is also willing to put a wall of tailings along the banking if necessary. All members were satisfied at this time by his actions, and will individually visit the site prior to our next meeting. A letter will be sent to Mr. Brusio confirming this evening's discussion and outcome.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Messier – unanimous at 7:05 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

Date Approved \_\_\_\_\_

