

# warren

## Planning Board approves special permit for NextGen Parts

By Ryan Drago  
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WARREN – The Planning Board met to review the list of conditions prior to voting on a special permit for NextGen Parts. The business is located at 764 Main St. and seeking a special permit for the operation of an auto parts business. The Planning Board members talked among themselves to write up a list of conditions the applicant must follow.

The board talked about day-to-day operations, business hours, noise conditions, delivery times and the storage of vehicles. One of the subjects the Planning Board kept addressing to NextGen Parts was the town does not want a junkyard or salvage yard in town.

There can also be no overnight deliveries to the business and only during the agreed normal business hours. There should also be no outdoor vehicle facility. In other words, no vehicles or parts of vehicles stored outside.

The other big concern is the noise level during operations. Vice Chair Edward Londergan reviewed the noise section of the conditions for the other board members who want detail as to what noise is appropriate and not exceeding ambient levels.

“Noise always seems to come up,” Londergan said.

There can’t be any noise above the ambient level, no music being played at an inappropriate level. According to David Dufresne “it’s all interpretation” on what is excessive or unreasonable sound.

The noise also applies to the engines of vehicles. The condi-

tions also state there should be no disturbances caused by smoke, vapors, fumes and dust. The parking lot lights are directed towards the ground and not in the direction of neighbors’ yards or houses.

Dufresne brought up special events being hosted by the company. The town should be notified first to let the public know of the event without any surprises or unexpected traffic.

After reading through the conditions, the Planning Board would vote and approve the special permit for NextGen Parts with the conditions set. The motion passed and the applicant has 14 days to make an appeal if there was something in the conditions of the special permit they do not approve. The 14 days is the issue period of a special permit once it is granted.

## QRMHS announces Project 351 representatives

WARREN – Quaboag Regional Middle High School announced that the two 8th grade students selected for Project 351 are Olivia McNuff and Max Sturges.

Olivia is the daughter of Rachael Marrast and stepdaughter of Joel Marrast of West Brookfield. Max Sturges is the son of Greg and Ashley Sturges of Warren. Olivia and Max were selected by their eighth grade teachers to be Quaboag’s Project 351 Ambassadors for 2025 because they demonstrate the values of being helpful, friendly, and kind with a willingness to volunteer.

Project 351 began in 2011 as an initiative of Governor Deval Patrick to have an eighth grader from every Massachusetts town – hence the name Project 351 – come to Boston for a day of leadership training on community involvement and service. Students would then bring



Submitted Photo  
Olivia McNuff and Max Sturges were named Quaboag Regional Middle High School’s Project 351 ambassadors.

these lessons back to their own communities as an ambassador of goodwill and service. Olivia and Max will attend a day of service and leadership training in Boston

in January with other eighth grade ambassadors from around the state and then implement their own service learning projects back in their communities.

## Library hosts ‘Leaving Coy’s Hill’ author on Nov. 21

WARREN – The Warren Public Library is pleased to welcome Katherine Sherbrooke, author of the novel “Leaving Coy’s Hill”, on Thursday, Nov. 21 at 6:30 p.m.

Prior to this event, copies of “Leaving Coy’s Hill” will be available at the library to check out in

October for all who wish to join the community read and register for the discussion and book signing.

This tale chronicles the life and achievements of suffragist and abolitionist Lucy Stone, a West Brookfield native and the first woman in Massachusetts to earn a college

degree. Sherbrooke’s novel is based on the true events of Stone’s life and crusade against inequality amidst a deeply divided country.

For more information, contact the Warren Public Library at 413-436-7690 or warrenpubliclibrary@hotmail.com.

## William J. Breen Jr., 85



WARE – William J. Breen Jr., passed away at the age of 85 on Oct. 17, 2024, at East Longmeadow Skilled Nursing Center after a prolonged illness.



Bill was born Feb. 12, 1939, to William and Rita (Dansereau) Breen. The eldest of four sons, he was raised in Ware and graduated from Ware High School.

Upon graduation, he enlisted in the U.S. Navy and served aboard the U.S.S. Yosemite. Proud of his military service, he later served in both the U.S. Army and the Air National Guard.

In his civilian career, Bill became a licensed electrician. His trade led to his employment at various companies over the years, retiring from the University of Massachusetts, Amherst.

Bill was extremely outgoing and loved to socialize. An avid dog and nature lover, he spent many happy hours walking in the woods and the beaches of Cape Cod with his beloved pets. He enjoyed fishing, golf, and travel.

As his health declined, he became a voracious reader, especially historic nonfiction, and biographies.

Bill was extremely kindhearted and took many opportunities to give of his

## Death notices

**Breen Jr., William J.**  
Died Oct. 17, 2024

**Johnson, Lynne J. (Brantley)**  
Died Oct. 25, 2024  
Services Nov. 6, 2024

time and resources. Often helping a friend with a project, donating his time to All Saint’s Parish or assisting someone in need, he was always ready to lend a hand.

Bill was predeceased by his beloved wife of 43 years, Arline (Colletti) Breen in 2005, and his brother Ronald Breen. He leaves behind his son, William Vincent Breen of Ware, his brothers Phillip Breen and family of Las Cruces, New Mexico, and Michael Breen and family of Hardwick. His sister-in-law and friend, Sandra Kobis, his niece, Dawn-Marie Vadnais, and her husband Michael as well as their children, Olivia, and Christopher to whom he was close.

In accordance with Bill’s wishes, his burial in New Saint William cemetery will be held privately at the convenience of his family. In lieu of flowers, the family asks that you honor Bill’s memory by doing a thoughtful deed for those sick or alone or by donating to your local animal shelter.

Charbonneau Funeral Home, 30 Pleasant St. in Ware, is entrusted with his care.

An online guestbook is available at charbonneauh.com.

## OBITUARY POLICY

Turley Publications offers two types of obituaries.

One is a free, brief **Death Notice** listing the name of deceased, date of death and funeral date and place.

The other is a **Paid Obituary**, costing \$225, which allows families to publish extended death notice information of their own choice and may include a photograph.

**Death Notices & Paid Obituaries** should be submitted through a funeral home to: obits@turley.com.

Exceptions will be made only when the family provides a death certificate and must be pre-paid.

## Lynne J. (Brantley) Johnson, 71



WEST BROOKFIELD – Lynne J. (Brantley) Johnson, 71, of West Brookfield, passed away surrounded by loved ones Friday, Oct. 25, 2024.

Lynne was born Aug. 18, 1953, in Pittsburg, California to the late, Wayne and Lois (Johnson) Brantley.

Lynne enlisted in the United States Army on Oct. 21, 1975, in Oakland, California and immediately shipped to Fort Jackson, South Carolina for Basic Training. She completed Advanced Individual Training (AIT) at Fort Eustis, Virginia in March 1976 and was assigned to F Company, 704th Maintenance Battalion in Fort Carson, Colorado, reporting on March 25, 1976.

She completed Aircraft Maintenance Correspondence Courses and served as a Huey Mechanic. She was honorably discharged July 11, 1977, on the eve of the birth of her first child. She returned to serve with the

Massachusetts National Guard on two occasions from July 23, 1982, to July 22, 1984, and then from March 31, 1987, to March 30, 1989, both times with the 726th Maintenance Battalion first in Natick then Wayland.

Her primary specialties were in Motor Transport Operations and Light weight Vehicle Maintenance. She was honorably discharged with the rank of Sergeant.

Service to her country was deeply important and she continued the example long after all three of her children were born. She was happiest while barefoot on the beach, especially in California.

She loved gardening, riding her motorcycle, singing along at concerts, traveling, deep diving into family genealogy and showing her athletic prowess on the softball field and volleyball courts. She spent years loving on animals as a veterinary assistant and doted on her sweet kitty, Amy.

She was well known by her

friends and colleagues at the Ware Post Office by her Hawaiian shirts and spot-on ability to rooster crow.

Lynne is survived by her son Brandon K. Johnson of Florida, daughters, Emily Zieman of Huntsville, Alabama, Natalie Johnson and her partner Michael Sweeney of West Brookfield; her beloved sweetheart and partner, David Stalker of West Brookfield; her sister, Twila E. Brantley of Arizona; and many cousins, nieces, nephews and friends.

Mercadante Funeral Home & Chapel are honored to assist the family with arrangements. A Celebration of Life will be held in memory of Lynne on Wednesday, Nov. 6, from 6-9 p.m. at the Weir River Social Club. A separate Celebration of Life will be held for Lynne in California at a later date.

For up to date service information please visit, www.mercadante-funeral.com.

In lieu of flowers, memorial contributions may be made in Lynne’s memory to either Mission 22 or the Innocence Project.

## public notices

### NOTICE OF MORTGAGEE’S SALE OF REAL ESTATE

Premises:  
24 Maple Avenue, Ware, MA 01082

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Steven Merrill to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Crescent Mortgage Company, and now held by JPMorgan Chase Bank, National Association, said mortgage dated June 21, 2010 and recorded in the Hampshire County Registry of Deeds in Book 12261, Page 291; as affected by a Loan Modification dated August 8, 2018 and recorded in the Hampshire County Registry of Deeds in Book 12747, Page 111; as affected by a Loan Modification dated September 5, 2017 and recorded in the Hampshire County Registry of Deeds in Book 13048, Page 318; as affected by a Loan Modification dated October 22, 2021 and recorded in the Hampshire County Registry of Deeds in Book 14324, Page 213; as affected by a Loan Modification dated October 24, 2023 and recorded in the Hampshire County Registry of Deeds in Book 14999, Page 9; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. as nominee for Crescent Mortgage Company to

JPMorgan Chase Bank, National Association by assignment dated January 27, 2013 and recorded with said Registry of Deeds in Book 11213, Page 348; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on November 20, 2024 at 10:00 AM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

A certain tract or parcel of land, with the buildings thereon, located in Ware, County of Hampshire, Commonwealth of Massachusetts, on the North side of Maple Avenue and bounded and described as follows:  
Beginning at the northwest corner of land conveyed at a stone bound placed in the ground with a hole in the center, said bound being on a line with the North line of a lot of one Pierre Chicoine and also sixty-two feet from said Chicoine’s northeast corner;  
thence South 29 1/4° East sixty feet to a stone set in the ground with a hole in the center;  
thence South 61° 10’ West to a stone on the North line of said Avenue;  
thence Westerly on said Avenue sixty feet to a stone set in the ground with a hole in the center, and sixty-two feet from said Chicoine’s Southeast corner;  
thence North 61° 10’ East and parallel to the above second named line to the place of beginning.

Also a certain tract or parcel of land, with the

buildings thereon, located in Ware, County of Hampshire, Commonwealth of Massachusetts, on the Northerly side of Maple Avenue and bounded and described as follows:  
Commencing on the Northerly side of said Avenue at the Southwesterly corner of land of Frederick Lanier; thence northerly on said Lanier’s Westerly line, about eighty (80) feet to the Northwesterly corner of said Lanier’s land;

thence Westerly on land of Edward P. Morse about sixty (60) feet to the Northeast corner of land formerly of Pierre Chicoine; thence Southerly on land formerly of Pierre Chicoine about eighty (80) feet to said Maple Avenue;  
thence Easterly on said Avenue, about sixty (60) feet to the place of beginning.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor’s Title see deed dated June 2, 2010 and recorded in the Hampshire County Registry of Deeds in Book 10209, Page 261.

**TERMS OF SALE:** Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

**FIVE THOUSAND (\$5,000.00)** Dollars of the purchase price must be paid in cash, certified check, bank treasurer’s or cashier’s check at the time and place of the sale by the purchaser. The

balance of the purchase price shall be paid in cash, certified check, bank treasurer’s or cashier’s check within thirty (30) days after the date of sale.

**Other terms to be announced at the sale.**

Brock & Scott, PLLC  
23 Messenger Street  
2nd Floor  
Plainville, MA 02762  
Attorney for JPMorgan Chase Bank, National Association  
Present Holder of the Mortgage  
(401) 217-8701  
10/17, 10/24, 10/31/2024

### Town of Warren Conservation Commission PUBLIC HEARING NOTICE

Notice is hereby given pursuant to GL 131, Section 40 (310 CMR10) that the Warren Conservation Commission will hold a Public Hearing on **Wednesday, November 13, 2024, at 7:00 P.M.** in the Shepard Municipal Building, 48 High Street, Warren, MA. The applicant, ASD Cronin MA Solar LLC, has filed a Notice of Intent at 0 Cronin Road and 452 Cronin Road, Warren, MA, 10/31/2024

### Notice of Sale of Motor Vehicle under G.L. c. 255., Section 39A

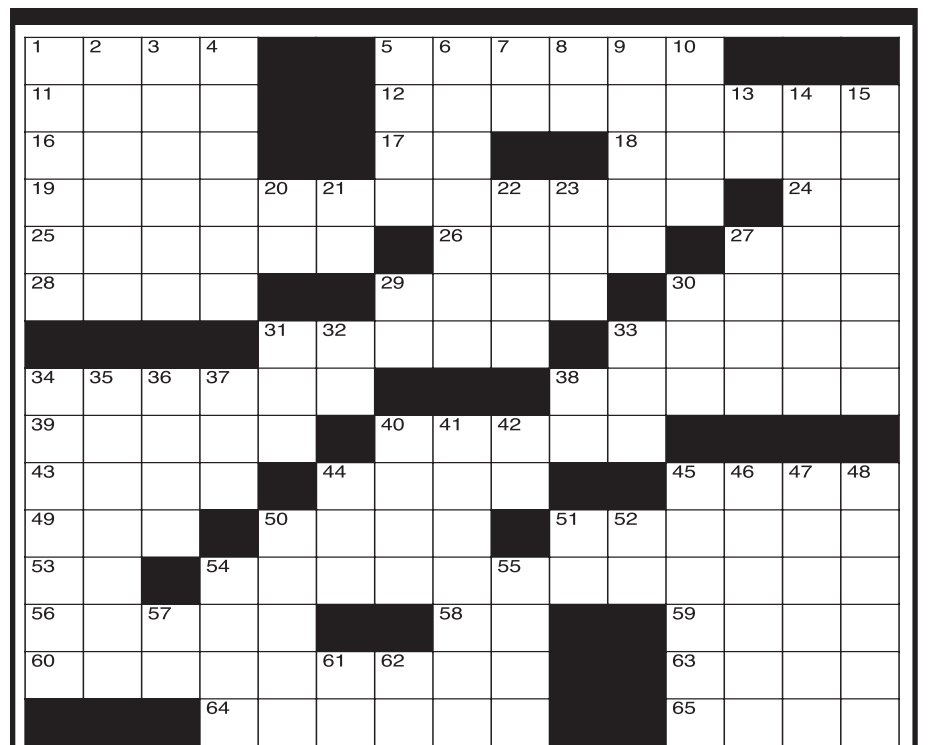
Notice is hereby given by REGIN’S REPAIR, 19 CHURCH ST., GILBERTVILLE, MA 01031

Pursuant to the provisions of G.L. c. 255, Section 39A, that on **11/9/2024 at 10:00 AM** at: Regin’s Repair, 19 Church St., Gilbertville, MA 01031 by private sale, the following Motor Vehicle will be sold to satisfy the garage keeper’s lien thereon for storage, towing charges, care and expenses of notices and sale of said vehicle.

Vehicle description:  
1998 Jeep Cherokee Registration#/State: 3MSP73/MA  
VIN:1J4FJ68S8WL195041  
Name and address of owner:  
Levi West  
PO Box 557  
West Warren, MA 01092

By: James M. Regin  
Dated: 10/14/2024  
10/17, 10/24, 10/31/2024

**Please check the accuracy of your legal notice prior to submission (i.e., date, time, spelling). Also, be sure the requested publication date coincides with the purpose of the notice, or as the law demands. Thank you.**



### CLUES ACROSS

- Spumante (Italian wine)
- Highly impressed
- Pronoun to identify something specific
- Uttered in an impassioned way
- Outfits
- “Westworld” actor Harris
- Stewed game casserole
- Indignities inflicted on others
- Blood type
- Says beneath one’s breath
- Taxis
- Transmits genetic information from DNA to the cytoplasm
- NFL great Randy
- Where college students live
- Brief Yankee sensation Kevin

### CLUES DOWN

- Open-roofed entrance
- Japanese religion
- Dancer’s garments
- Distributes
- Yemeni port
- Spanish doctors
- It cools your house
- Engine variant
- Makes more manageable
- Days (Spanish)
- Milliliter
- Spread out from
- With two replaceable hydrogen atoms
- Respectful title for a man
- Equally
- Scarlett’s home
- Big Blue
- Subway dwellers
- One-tenth of a liter
- Central European river
- Distress signal
- Expression of sympathy

### CLUES ACROSS

- Bar bill
- Football equipment
- Dance music
- Russian river
- Defeats (abbr.)
- A way to color
- Planet
- Form of humor
- Taken without permission
- Go over again
- Auto parts manufacturer
- Detective’s source
- Home of the Flyers
- Short official note
- Emit coherent radiation
- In the year of Our Lord
- Atomic #18
- Not from, but...