

TOWN OF WARREN

Planning Board Meeting Minutes

November 9, 2023

7:00 PM

Present:

Jason Tuorila, Chairman	Shawn Saindon- Vice Chair	Kenneth York
Russell O'Bryan	Thomas Watson	Mark Hilchey
Justin Humes		

Melody Sainio Code Enforcement Officer & Planning Board Secretary Sara K. Davis

Item 1

Open tonight's meeting and establish a quorum.

Call to order at 7:01 p.m. by Chairman Tuorila

Item 2

Public Hearing

Open Public Hearing at 7:04p.m.

Dwight Overlock, dba D.L. Overlock Excavation / Peter Overlock, dba

Earthwork Artist off Camden Road. Renewal of a Quarry Permit (Map R12 Lot 048).

When asked Peter said that the Quarry has been in operation since around 2001, they use around 5,000 yards best estimate the past year. That it's currently about 500feet by 500feet, maybe 12 acres.

Close Public Hearing at 7:07p.m.

Item 3

Public input: limit to ten minutes.

Hank Reed, Shoreland Zone does not show the St. Georges River.

Item 4

Old Business

a. Fuss & O'Neill – Site Plan Review – Knox Solar Energy Center – Rocky Hill Road (R10 Lot 63)

Fuss & O'Neill presented the Board with a slideshow packet and presented a slideshow on the wall.

Since the last meeting they gained approval from the Warren Fire Chief.

The property is 94 acres, 74 of those acres will be used for the solar project.

There is a buffer of 100 feet on both sides of the stream and will be using the narrowest point to cross.

There are renderings showing what it will look like with 6-foot berms and an additional 6-foot chain link fence with slats from the four closest abutting properties.

It is yet to be determined if the they will be fixed or tilting units.

The batteries will have self-contained fire suppression.

Arleigh, is concerned with fires there were five solar farm fires in New York just this year. The Town of Warren is not equipped to handle those types of fires.

The batteries are lithium.

There will be access roads to reach all equipment.

Resident asked what the renderings would look like without the leaves on the trees.

If there were a fire, does the foam have forever chemicals in it. The battery container would be self-contained.

ACTION:

Motion by Saindon; second by O'Bryan to table until site walks December 8th and 9th at 12:00p.m. both days, agenda item on the December 14th meeting, and Public Hearing to be held January 11th 2024.

Vote: 7-0

Item 5

New Business

a. Dwight Overlock, dba D.L. Overlock Excavation / Peter Overlock, dba

Earthwork Artist off Camden Road. Renewal of a Quarry Permit (Map R12 Lot 048).

According to the Town Site Plan Ordinance 3 subsection G Section 1. Additional information is required for the approval of the Quarry. The Town owns too many properties that were foreclosed on after being depleted of resources and not reclaimed. Planning Board requests that applicant review the ordinance and come back to the Planning Board with all the required information.

ACTION:

Motion by Watson; second by Hilchey to table until December 14th meeting pending additional required information.

Vote: 7-0

- b. John Senk – Home Occupation – Furniture building and showroom at 368 Oyster River Road (R05-001).

John has been making Shaker Furniture for the past thirty years, he moved to Warren a couple years ago. He would like to continue making and have a showroom in his existing barn. He will be the only employee. Seasonal opening, no heat in building. Parking for four.

ACTION:

Motion by Watson; second by O'Bryan to approve application for John Senk Home Occupation Furniture building and showroom as written.

Vote: 7-0

- c. Revision Energy – for MRQ, LLC – Ground Mounted Solar Array – 586 Middle Road (R09-013-00A).

Alex Roberts-Pernel, with Revision Energy. They are proposing a four-and-a-half-acre solar array. No moving parts. Most will be screened by the fur trees. They will utilize the road cut that is in place, to turn right before the gate. The owner sold an additional parcel from the property that may now require subdivision application. Property will be leased by land owner. Stewart Finkelstine asked if they will have a surety bond. Yes, it is required by the Town and DEP. Arleigh asked what does it do to neighboring property values? He can provide information and would like the information she has that shows that the property value decreases by 1.5%. She is also

concerned with the fire risk. What is the life expectancy, 25-35 years with no moving parts they will last longer.

This size project does not have battery storage it's not cost effective to do that for an array this size.

ACTION:

Motion by OBryan; second by Watson to table until the January 11th 2024 Planning Board meeting

Vote: 7-0

- d. Greenport Cannabis of Warren – Selene Metts – Medical cannabis store-front; recreational cultivation; manufacturing and retail sales – (former Healing Tree Farm) 672 Atlantic Hwy. (R04 035).

They are taking over the retail medical cannabis store-front only. May come back for additional uses in the future.

ACTION:

Motion by Watson; second by Hilchey to table until December 14th for a Public Hearing, agenda item to follow

Vote: 7-0

Item 6

Finding of Fact

Completed for John Senk

Item 7

Update on Mining Ordinance

Committee met with Town Attorney it went well. May be able to change the Land Use ordinance to not allow mining in Shoreland zones.

In January the Mining Moratorium will need to be renewed by the Board of Selectman.

Item 8

Reading and approval of previous minutes October 12th 2023

ACTION:

Motion by Saindon; second by O'Bryan to approve previous minutes October 12th 2023

Vote: 7-0

Item 9

Concerns of the Board and CEO

CEO asked about creating a chicken ordinance. She gets complaints about wandering chickens on other people's property.

Humes, Board will need to add Affordable Housing act to the Town Ordinance. This was approved at the State level and is now required.

Craig Stewart wants to move camp away from the water, will be on the next agenda.

A home Occupation to sell soaps and veggies on Oyster River Road.

There is a new sign for espresso at the closed Chat and Chow location.

O'Bryan will be missing the March meeting; he and his wife are expecting and he may need to resign from the Board.

Item 10

Adjourn

ACTION:

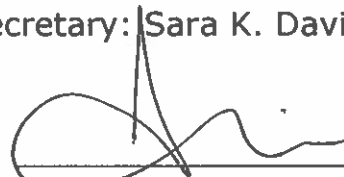
Motion by Humes; second by O'Bryan to adjourn the meeting at 9:24p.m.

Vote: 7-0

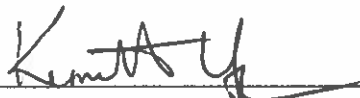
Respectfully submitted by Board Secretary: Sara K. Davis



Jason Tuorila, Chairman



Shawn Saindon- Vice Chair



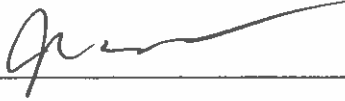
Kenneth York

Russell O'Bryan



Thomas Watson

Mark Hilchey



Justin Humes
