

TOWN OF WARREN

Planning Board Meeting Minutes

Public Hearing

December 10, 2020

7:00 PM



ORIGINAL

Present:

Joseph Berkenbile, Chairman Jason Tuorila- Vice Chair
Albert Overlock Kenneth York
Shawn Saindon Russell O'Bryan

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

Absent:

Michael McKeon

Item 1

Open tonight's meeting and establish a quorum.

Call to order at 7:02 p.m. by Chairman Berkenbile

Item 2

Public Hearing

Dwight L. Overlock, dba, D. L. Overlock Excavation - off Camden Road.

Renewal of a Quarry Permit (Map R12 Lot 048)

This is a yearly Public Hearing to approve the continuation of this Quarry. No Abutter issues. No complaints.

ACTION:

Motion by Saindon; second by York to approve Dwight L. Overlock, dba, D. L. Overlock Excavation off Camden Road - Renewal of a Quarry Permit (Map R12 Lot 048)

Vote: 6-0

Public Hearing Closed at 7:04

Item 3

Public input: limit to ten minutes.

CEO mistakenly issued 3 permits to one parcel of land. One Permit in June a parcel cut from R06-003-00B, two additional building permits in September on parcel R06-003-00A. She was unaware that they were from the same parcel. This is a violation of subdivision law. Developer will submit application for a minor subdivision however he will not meet the density requirements. CEO would like to know if a Consent Agreement could be done. Board agrees that they would like the direction from the Town attorney and the wording of a consent agreement.

Berkenbile, thanks Fire Chief Greg Andrews for the use of the Fire Station.

Item 4

Old Business

None

Item 5

New Business

a. Dwight L. Overlock, dba, D. L. Overlock Excavation off Camden Road - Renewal of a Quarry Permit (Map R12 Lot 048)

ACTION:

Motion by Saindon; second by York to approve Dwight L. Overlock, dba, D. L. Overlock Excavation off Camden Road - Renewal of a Quarry Permit (Map R12 Lot 048)

Vote: 6-0

b. Arleigh Kraus – Home Occupation - Medical Marijuana – 512 Middle Road (Map R09 Lot 013)

Arleigh is asking to continue what she has been doing for 10 years already. To grow Medical Marijuana on her property. There will be no difference in what she's currently doing. In the future she may add on to the barn, will apply for proper permitting at that time. She also sells wholesale to other caregivers. Stuart Finkelstein neighbor to Arleigh came in support of her business.

ACTION:

Motion by Tuorila; second by O'Bryan to approve Arleigh Kraus – Home Occupation - Medical Marijuana – 512 Middle Road (Map R09 Lot 013)

Vote: 6-0

c. Asher Putterman & Molly Gray – Home Occupation – agriculture, plant cultivation, and hoop houses, 1520 Oyster River Road (Map R01 Lot 34)

Asher is asking to continue to grow on his property. He was approved previously for growing flowers and herbs however Medical Marijuana is also grown on the property for his caregiver business. In the future he may consider adding a farm stand, will come back for approval of this. No abutter issues.

ACTION:

Motion by Saindon; second by Overlock to approve Asher Putterman & Molly Gray – Home Occupation – agriculture, plant cultivation, and hoop houses 1520 Oyster River Road (Map R01 Lot 34)

Vote: 6-0

d. Hybrid Fitness Systems, LLC - Richard Eaton – Snack Bar at the MAC 1767 Atlantic Highway (Map U08 002)

Richard would like to have a Nutrition and Energy snack bar at the MAC. There is an existing kitchen, he will be occupying the space but not cooking. They will be using an ice machine and smoothie makers for protein shakes, smoothies, and nutrition/energy drinks. There will be prepackaged snacks. He will be using the space to the right when you enter the front doors of the MAC. There will be 5 tables with 2 chairs each, the tables will be about 10 feet apart. This will be open to the Public. No abutters. Pending licensing approval from the State.

ACTION:

Motion by Tuorila; second by York to approve Hybrid Fitness Systems, LLC - Richard Eaton – Snack Bar at the MAC 1767 Atlantic Highway (Map U08 002)

Vote: 6-0

Item 6

Reading and approval of previous minutes

ACTION:

Motion by Overlock; second by York to approve minutes of November 12th 2020 as corrected.

Vote: 6-0

Item 7

Discuss Potential Solar Ordinance

Item 8

Concerns of the Board and CEO

Finding of Facts were made for each of the approved applications.

Tuorila asked if there was a way to hold meetings over Zoom for residents to safely attend. CEO will reach out to MMA again as they told her this wasn't an option the last time she asked.

Berkenbile, messaged Michael McKeon would like to continue to be on the Board however he will not attend if he's required to wear a mask. CEO provided the Board with the By-Laws stating that missing 3 meeting is grounds for removal. Chairman Luce, from the Board of Selectman would want a vote from the Planning Board before the Board of Selectman would act on it.

CEO provided the Board with resources from MMA regarding solar ordinances. Tuorila likes Thorndike's ordinance, it's very thorough. Saindon, the taxes on a solar farm are also something to consider. Currently the

lowest taxes are for farms, adding solar arrays would increase the resident's taxes.

Berkenbile, the Adult Use Marijuana Committee is doing really well, a draft ordinance is ready to be reviewed by the Town Attorney. The State's rules for Adult use is so thorough the Town's doesn't need to be. The Committee believes that the fees should be in line with other Town fees.

Next Planning Board meeting on January 14th 2021.

ACTION:

Motion by Tuorila; second by Berkenbile to recommend removing Michael McKeon from the Planning Board and to refer this to the Board of Selectman.

Vote: 6-0

Item 9

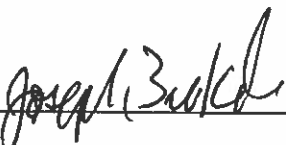
Adjourn

ACTION:

Motion by Overlock; second by Saindon to adjourn the meeting at 8:05p.m.

Vote: 6-0


Respectfully submitted by Board Secretary: Sara K. Davis



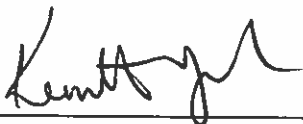
Chairman, Joseph Berkenbile



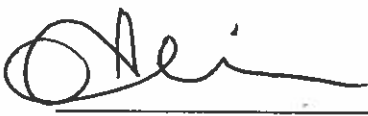
Vice-Chair Jason Tuorila




Albert Overlock



Kenneth York



Shawn Saindon



Russell O'Bryan
