

TOWN OF WARREN

Planning Board Meeting Minutes

Public Hearing

December 14, 2023

7:00 PM

Present:

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

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

Absent: Mark Hilchey

SITE WALKS

a. Knox Solar Energy Center – Rocky Hill Road (R10 Lot 63) December 8, 2023, 12:00 pm

b. Knox Solar Energy Center – Rocky Hill Road (R10 Lot 63) December 9, 2023, 12:00 pm

Canceled due to lack of notification

Item 1

Open tonight's meeting and establish a quorum.

Call to order at 7:00 p.m. by Chairman Tuorila

Item 2

Public Hearing:

a. Greenport Cannabis of Warren – Selene Metts – Medical cannabis store-front- (former Healing Tree Farm) 672 Atlantic Hwy. (R04 035).

Public Hearing opened at 7:02p.m.

Selene plans to take over Healing Tree Farm as a Medical store front.

Terry Ryan, lives next to YANI and the odor is an ongoing issue. Suggests the Town not approve any more until they can control the odor. What can

we do to get rid of the smell? He's been to the Board of Selectman, CEO and the Planning Board. Tuorila, the State is dealing with the same issue and plans to re-vamp the enforcement. He recommends bringing it back to the Selectman. Ryan, after they said they would be putting in new filters, the smell did go away and they were getting back to normal, now it has come back. CEO spoke to Dan this week he did install two additional filters and plans to add more as funds allow.

Diana Sewell, lives next to YANI's other property and the smell is awful, they also brought in 25 big trucks full of very smelly material/fertilizer. Tuorila asked that the CEO contact him and have him cover it up.

Cheryl Ryan, also suggests that the Board address the smell and complaints from neighbors before approving another. Tuorila suggests putting together a citizen's petition for a moratorium, that could put a stop to additional grow facilities.

Ryan, the Strain Station next to his other property he has no issues with. He understands that YANI has a lawsuit against him and needs to use money for that but the filters need to be taken care of.

Greenport will be open 10-6 seven days a week.

Public Hearing closed at 7:16p.m.

Item 3

Public input: limit to ten minutes.

None

Item 4

Old Business

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

Tuorila apologizes that they need to reschedule due to lack of notice.

ACTION:

Motion by O'Bryan; second by Humes to reschedule Site Walk January 6th 2024 at 10:00a.m. with a snow date of January 7th 2024 at 10:00a.m.

Vote: 6-0

b. Greenport Cannabis of Warren– Selene Metts – Medical cannabis store front– (former Healing Tree Farm) 672 Atlantic Hwy. (R04 035).

They will not be growing on site; it's grown in Gardner. There have been no complaints about their other two business'.

ACTION:

Motion by Watson; second by O'Bryan to accept Greenport Cannabis of Warren– Selene Metts – Medical cannabis store front's application as presented

Vote: 6-0

Item 5

New Business

a. Craig & Stacy Stewart -Shoreland Zoning – Move cottage back 24' and expand the building by 30% - Witch Way (R04 Lot 038-013).

Craig would like to move the cottage back and put it on a foundation, they are also adding a septic system to the property. The total allowed one time expansion is 811 square feet. The addition may not be any closer than where it sits now.

ACTION:

Motion by O'Bryan; second by Saindon to accept allocation for Craig & Stacy Stewart -Shoreland Zoning – Move cottage back 24' and expand the building by 30% - Witch Way (R04 Lot 038-013). As presented.

Vote: 6-0

b. Steven Day – Home Occupation – Farm stand and base of operation - 1310 Oyster River Road (R05 Lot 067).

Steven grows a lot of his own food and would like to have a farm stand. He also will be doing paperwork for this handyman business. The farm stand will not be manned, more of an honor system max size he plans to have have 10x16 feet. There is parking, it will be on the Anderson Road side of the house. Site walk planned for January 6th 2024 at 9:30a.m.

ACTION:

Motion by Watson; second by O'Brian to table until site walk January 6th at 9:30a.m.

Vote: 6-0

c. Rene' Cayuena – Land Use – Storage and office space for Tristate Roofing – 2020 Atlantic Highway (R07 Lot 012).

Rene' would like to store his shingles and supplies for his roofing business in the empty 2,800 square foot building. Tuorila asked if he has a letter from the owner of the property for the storage use, no. CEO received a phone call from a neighbor asking about noise from trucks, normal business hours and he brings in the shingles. There will not be construction on site. Board agrees to wave site walk as they are all familiar with the property.

ACTION:

Motion by Humes; second by Waston to approve Rene' Cayuena – Land Use – Storage and office space for Tristate Roofing – 2020 Atlantic Highway (R07 Lot 012). With the condition that Owner of the Building write a letter allowing the use.

Vote: 6-0

d. Discuss Letter from Glenvale Solar regarding building permit fee.

Tuorila, read the letter to the Board from Glenvale. The Planning Board has no authority on fees those are set by the Board of Selectman.

All projects that have been built in Town so far have paid the .30c per square foot fee for solar panels.

Humes, the sheet with prices of surrounding Town's is in line with Warren and they do not wave fees for larger projects.

ACTION:

Motion by Saindon; second by O'Bryan to differ this to the Board of Selectman.

Vote: 6-0

Item 6

Finding of Fact

Completed for, Greenport Cannabis, Craig Stewart & Rene' Caguana

Item 7

Update on Mining Ordinance

Tuorila went before the Board of Selectman and the Mining Committee was given permission to use up to \$5,000. To bring in experts to hear all sides of mining. They have a full committee and residents in attendance.

Item 8

Reading and approval of previous minutes November 14, 2023

ACTION:

Motion by Watson second by Humes to approve minutes November 14, 2023

Vote: 6-0

Item 9

Concerns of the Board and CEO

Received plans for a sign that was too large for Harbor Harvest, they were asked to make it to code.

Humes, the odor from YANI had gotten better, but he's working in Friendship right now and both morning and night he can smell it with windows up when driving by.

Humes, ZBON Fitness said that they would point the lights down and have not done so. The lights are very bright.

Resident asked about a culvert needing to be installed on Hart Road. That would be a Town Manager and Public Works question.

CEO has received complaints about water run off from the addition to the storage building on 97, the residents can still see the building through the fences.

Item 10

Adjourn

ACTION:

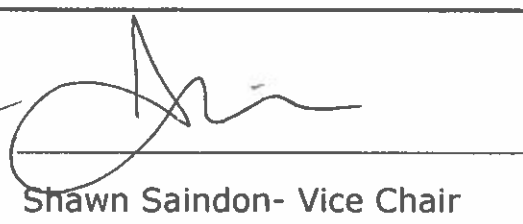
Motion by O'Bryan; second by Watson to adjourn the meeting at 8:32p.m.

Vote: 6-0

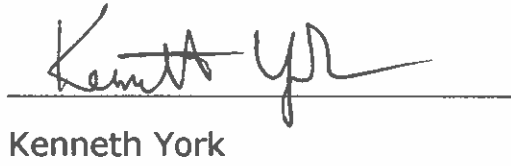
Respectfully submitted by Board Secretary: Sara K. Davis




Jason Tuorila, Chairman



Shawn Saindon- Vice Chair



Kenneth York



Russell O'Bryan



Thomas Watson



Justin Humes