

TOWN OF WARREN

Planning Board Meeting Minutes

December 8, 2022

7:00 PM

Present:

Jason Tuorila, Chairman

Albert Overlock

Russell O'Bryan

Shawn Saindon- Vice Chair

Kenneth York

Thomas Watson

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 7:00 p.m. by Chairman Tuorila

Item 2

Public input: limit to ten minutes.

None

Item 3

Old Business

a. Gartley & Dorsky on behalf of Xuemei Zhong to establish a non-residential yoga retreat at 212 Middle Road (R09-027)

Alyssa, plan is to build a four bedroom yoga retreat. Utilities are in place, additional parking to be made, well will be tied into hers. Site Walk was held. Grading will be done and a retaining wall. Plans for the building have not changed. No abutters in attendance.

ACTION:

Motion by Watson; second by Saindon to approve Xuemei Zhong non-residential yoga retreat at 212 Middle Road (R09-027)

Vote: 6-0

Item 4

New Business

a. Joshua Harjula to establish storage units at the intersection of Route 1 and Route 90 (R07-005)

Harjula would like to have eight 30x150 buildings and a heated 60x75 storage building. Board cannot approve a project that is above 20% lot coverage. He would need to stick to the 20%. This would allow four of the storage buildings and the headed building for the amount of acreage. Downcast lighting, gated entrance 24 hour access.

Site Walk to be held January 12th 2023 at 10:00a.m.

ACTION:

Motion by O'Bryan; second by Watson to table until site walk January 12th

Vote: 6-0

Item 5

Finding of Facts

Item 6

Update on Solar Ordinance

Board was given a draft of the Ordinance to review.

The ordinance would allow for 3.5% of the Town's total acreage (Rooftop and small-scale SESs are excluded) Suggestion that Town owned property solar projects not be included in the 3.5%.

There will be a Natural Resources Mitigation Fee.

Saindon will go to next Board of Selectman meeting to give the Board the Solar Ordinance draft to review.

Item 7

Reading and approval of previous minutes November 10, 2022

ACTION:

Motion by O'Bryan; second by York to approve meeting minutes of November 10, 2022

Vote: 6-0

Item 8

Concerns of the Board & CEO

a. Sign Pelletier plan

Need an additional signature page, will add to next agenda.

Item 7

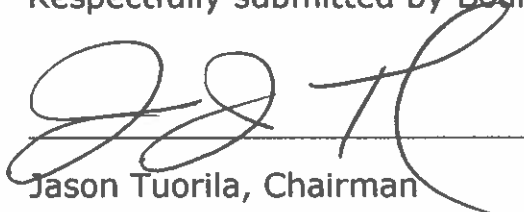
Adjourn

ACTION:

Motion by Saindon; second by O'Bryan to adjourn the meeting at 7:58

Vote: 6-0

Respectfully submitted by Board Secretary: Sara K. Davis



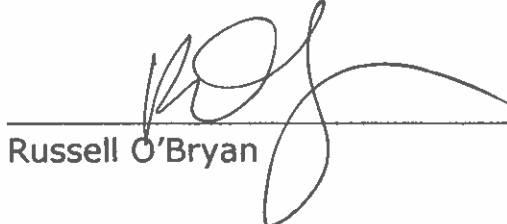
Jason Tuorila, Chairman



Shawn Saindon- Vice Chair

Albert Overlock

Kenneth York



Russell O'Bryan



Thomas Watson