

# TOWN OF WARREN

## Planning Board Meeting Minutes

January 12, 2023

7:00 PM

### **Present:**

Jason Tuorila, Chairman

Kenneth York

Russell O'Bryan

Thomas Watson

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

**Absent:** Shawn Saindon- Vice Chair

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### **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.

Harjula, was supposed to be on this agenda for Self-Storage facility, Board will review at the end of old business.

### **Item 3**

Old Business

- a. Harbor Harvest, LLC. Represented by Kenneth Feldmann to construct an Adult Use Cannabis store and office space off Atlantic Highway (R04-024).

Board has reviewed and found application fits within Town Ordinance. Approval based on DOT approval.

### **ACTION:**

Motion by O'Bryan; second by Watson to approve Harbor Harvest, LLC. Represented by Kenneth Feldmann to construct an Adult Use Cannabis store and office space off Atlantic Highway (R04-024).

**Vote: 4-0**

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- b. Peter, Taylor and Andrew Overlock to establish a gravel/rock pit off North Pond Road (R09-040).

Applicant not in attendance. Several neighbors are in attendance and would like concerns addressed.

Douglas Roth, lives next to existing gravel pit. Would like to know if project is a quarry, yes. Who regulates, Town Ordinances regulations in more than one Ordinance (available online) and State regulations. Who enforces, First CEO Melody Sainio and DEP. Current pit is out of compliance with standing water year-round, and too large.

Tammy Hilchy, what requirements do they need meet for application. Tuorila, read off the several requirements for Quarries, from all the different Ordinances. The Board is awaiting formal application with all required information/ surveys.

**ACTION:**

Motion by O'Bryan; second by Watson to table, date to be determined.

**Vote: 4-0**

- c. Harjula, Self-Storage on Route 1. He is not ready to go before the Board. Gartley and Dorsky are a long way out on projects. Will reach out when ready.

**Item 4**

- a. Rodney Gibbs Home Occupation – establish small restoration business at 267 Main Street (U03-068).

Applicant getting ready to retire would like to have a small restoration business for classic and antique cars in his existing garage. Two cars on property max at any given time. Normally one vehicle restoration at a time. No abutters in attendance.

**ACTION:**

Motion by O'Bryan; second by York to approve Rodney Gibbs Home Occupation – establish small restoration business at 267 Main Street (U03-068).

**Vote: 4-0**

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- b. Jack D. Schade Home Occupation – establish a welding and metal working shop at 1303 Camden Road (R06-057).

Applicant not in attendance. Abutter in attendance, no problems with project just wanted to know if it will be in existing building, yes.

**ACTION:**

Motion by Watson; second by York to table.

**Vote: 4-0**

**Item 5**

Finding of Facts

Finding of Facts completed for Harbor Harvest and Gibbs applications.

**Item 6**

Update of Solar Ordinance

- a. Proposed Solar Ordinance review.

Board worked on a Moratorium for the Board of Selectman to review.

**Item 7**

Reading and approval of previous minutes December 15<sup>th</sup> 2022

**ACTION:**

Motion by O'Bryan; second by Watson to approve previous minutes December 15<sup>th</sup> 2022

**Vote: 5-0**

**Item 8**

Concerns of the Board and CEO

Tuorila, need more information on the legality of allowing another Quarry when there is one out of compliance on the property.

Next Meeting Date February 9<sup>th</sup> 2023

**Item 9**

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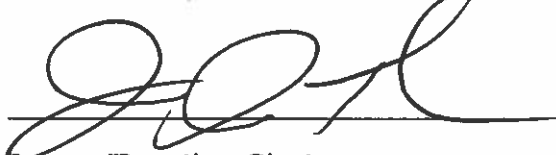
Adjourn

**ACTION:**

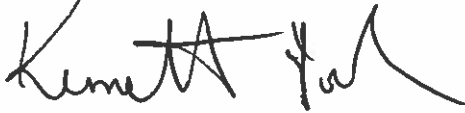
Motion by O'Bryan; second by Watson to adjourn the meeting at 8:01

**Vote: 4-0**

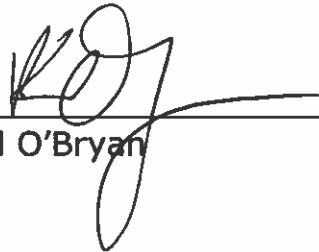
Respectfully submitted by Board Secretary: Sara K. Davis



Jason Tuorila, Chairman



Kenneth York



Russell O'Bryan



Thomas Watson

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