

# TOWN OF WARREN

## Planning Board Meeting Minutes

February 9, 2023

7:00 PM

### **Present:**

Jason Tuorila, Chairman

Shawn Saindon- Vice Chair

Mark Hilchey

Kenneth York

Russell O'Bryan

Thomas Watson

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

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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.

Warren Meadow's to give an update. Army corps wanted them to reduce the wetland, and add vegetation management plans. There will be a maintenance building on site. Updated plans will reflect these changes. They will be posted on their website soon. DEP requesting that the taper the cut on existing trees. Board would like Warren Meadows on the April 13<sup>th</sup> 2023 Meeting.

### **Item 3**

Old Business

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

It will be a while for him to be ready, engineer is very busy.

### **Item 4**

New Business

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- a. Kailey Barrett- Home Occupation – establish a doggy daycare and boarding facility at 431 Atlantic Hwy. (R01 004-001).

Kailey would like to open a doggie daycare and boarding facility in existing 32x60 garage.

Brian and Katie Bradley 411 Atlantic Hwy, she read a letter stating all of her concerns. They are the closest of the abutters about 100ft and most likely to be affected. Their bedroom is on the side that faces proposed daycare. She worked in pet care for twenty years 7 ½ years in a dog/cat boarding. It's been 11 years and still very stressful they can bring themselves to get a dog. They are worried about all the noise this will cause. Some will be contained in the garage but when it is nice, they will be outside being loud. Boarding facilities often have dogs that will bark all night long. Living on Atlantic Hwy she worries for the dogs safety. Some dogs can easily scale a six-foot fence. Should this be approved, she would like the following addressed. 1. Max dogs allowed 2. Overnight # of dogs 3. How many overnight in the future 4. Noise mediating inside and outside 5. Visual solid fending 6 foot 6. All gates are double fenced to prevent escape. 7. Solid waste disposal and smell 8. Outside lighting.

Diana Sewell, they all ready have to deal with the smell from the pot place, Knutson's hound dogs noise, the motor bikes on Sundays and road noise they are not sure they can take much more noise in the area. The Noise and waste are be biggest concerns.

Jenny Barrett Hibl, 451 abutter, there needs to be a survey done because according to her information the property, part of the home and fencing is already on their land. She requests a survey be done. ½ of existing fence is already on their land that she wants to expand. Strong concerns for noise and smell. A lot more grey water will be used and go to the farm pond. She is worried for the safety of the dogs and drivers on Rt 1 getting loose and causing accidents. How many dogs. She doesn't want signage blocking view leaving driveway. They share a rite of way with increased traffic going to a dog daycare who will be responsible for the added traffic use.

She plans to have 25 dogs at the daycare, 10 kennels for overnight boarding, can have multipoles (1, 2 or 3) dogs from same household in pens, so up to 30 dogs. Pet waste company pooper scooper to be used. She will have a survey done in March.

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Board would like to hold a site walk after Survey is completed, public welcome to attend. Site Walk to be held April 13<sup>th</sup> at 6p.m.

**ACTION:**

Motion by Saindon; second by Watson to table until Site Walk April 13<sup>th</sup> 2023 to be on agenda that night.

**Vote: 6-0**

- b. Christopher Matte – Shoreland Zoning – to move an existing cottage back on the property, going from a setback of 61’ to 91’ from the high-water mark located at 406 Linda Lane (U10 008).

Christopher lives in NH and is a plow driver and due to storm unable to attend Meeting. Board agrees that this is an application they feel comfortable reviewing without applicant for the reason stated.

He wishes to make a foundation for existing cottage and move it further from the water making is almost conforming at 91 feet from the water, from existing 61 feet. Septic will be moved with it. Leach field already across the street from property.

**ACTION:**

Motion by Watson; second by O’Bryan to approve Christopher Matte Shoreland Zoning – to move an existing cottage back on the property, going from a setback of 61’ to 91’ from the high-water mark located at 406 Linda Lane (U10 008).

**Vote: 6-0**

- c. Trampus Copeland – Land Use Review – 12,500 sf addition to existing building to house repair shop for cars, trucks and equipment at 464 Western Road (R07 025-001).

Copelands garage needs more room to work. No neighbors will be impacted, no abutters in attendance. Board determines that with its size and existing structures it still fits under the max allowed for the lot size.

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**ACTION:**

Motion by Watson; second by O'Bryan to accept and approve Trampus Copeland Land Use Review – 12,500 sf addition to existing building to house repair shop for cars, trucks and equipment at 464 Western Road (R07 025-001).

**Vote: 6-0**

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

Jack provided the Board with an apology for missing last meeting. He plans to work within existing building. He will be the only one working. No materials will be stored outside. Hazards material will be disposed of properly.

**ACTION:**

Motion by O'Bryan; second by Saindon to approve Jack D. Schade – Home Occupation – establish a welding and metal working shop at 1303 Camden Road (R06-057).

**Vote: 6-0**

- e. JIM KINNEY – Discussion regarding Depot Road Subdivision

Clarification, because of the gravel pit space that will not be used, the Board agreed that the lot sizes may be 40 thousand square feet.

**ACTION:**

Motion by O'Bryan; second by Watson to add the addition of 40 thousand minimum lot size to the August 11<sup>th</sup> 2022 meeting and to leave the open area of the gravel pit undeveloped to maintain minimum density requirements.

**Vote: 6-0**

**Item 5**

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Finding of Facts

Completed for Matte, Lovell, and Kinney

Finding of Facts to be completed for Copeland next meeting.

**Item 6**

Update on Solar Ordinance

Proposed Solar Ordinance Review

When discussed at the Board of Selectman Public Hearing it was brought up that the wording in VII would affect the Warren Meadows project. This was not the Boards intent and the Board of Selectman voted to amend it and re present at the next meeting.

Solar Ordinance committee is reviewing recommendations from Town Attorney and will have final copy ready soon.

**Item 7**

Reading and approval of previous minutes January 12<sup>th</sup> 2023

**ACTION:**

Motion by Saindon; second by Tuorila to approve previous minutes January 12<sup>th</sup> 2023

**Vote: 5-0-1 Hilchey**

**Item 8**

Concerns of the Board and CEO

DEP will be addressing Overlock pit.

**Item 9**

Adjourn

**ACTION:**

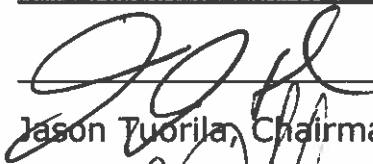
Motion by Hilchey; second by Saindon to adjourn the meeting at 8:18p.m.

**Vote: 6-0**

Respectfully submitted by Board Secretary: Sara K. Davis

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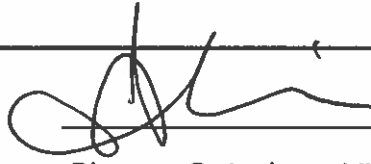
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Jason Tuorila, Chairman

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Shawn Saindon- Vice Chair

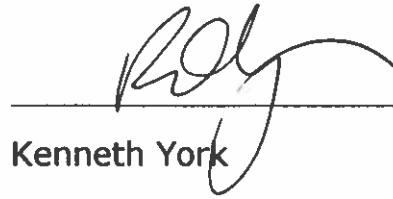
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Mark Hilchey

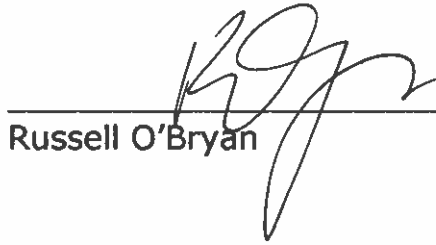
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Kenneth York

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Russell O'Bryan

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Thomas Watson

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