

# TOWN OF WARREN

## Planning Board Meeting Minutes

March 9, 2023

7:00 PM

### **Present:**

Jason Tuorila, Chairman

Mark Hilchey

Thomas Watson

Shawn Saindon- Vice Chair

Kenneth York

Justin Humes

Russell O'Bryan

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.

None

### **Item 3**

Peter Krakoff-Mining Ordinance

Peter lived in Warren for 31 years and was on the committee that made the mining ordinance. When Crawford Pond was frozen over drilling was done to the bottom of the lake for samples. In 91/92 Black Hawk mining from Canada was interested in mining the property of Robbins Lumber. The Towns people made a petition and voted to have a moratorium while an ordinance was made. The town appointed a committee to make the ordinance. The committee was told that it's too bad they can't visit a mining site and see for themselves what it looks like. The Board decided to take a trip to New Brunswick. They visited Van Buren, Nova Gold, and Heath Steel. When there the Mining Engineer asked who they were visiting and he was told they were from a small town and mining was being looked at in the area. The Engineer asked how close the nearest home is (1,000) feet and how close the nearest

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school is (3-3/12 miles) the Engineer winced and said you do not want to put a mine there. There is a reason the mines don't have homes for miles. Nova Gold was shut down when there were dead fish found downstream.

The thirty+ year old ordinance has sat untested and should be updated by a professional. There are items that will need to be updated and more than likely the costs.

In Maine the property you own, you own it all the way under. Meaning no one can tunnel under your property.

**Item 4**

Old Business

None

**Item 5**

New Business

- a. Kate Bradley– Home Occupation – to establish a sewing business at 411 Atlantic Highway (R01 007).

Kate would like to sew at her home in an existing accessory building. There is room for two cars, appointments one at a time, small 2x4 foot sign.

**ACTION:**

Motion by O'Bryan; second by Saindon to approve Kate Bradley– Home Occupation – to establish a sewing business at 411 Atlantic Highway (R01 007).

**Vote: 7-0**

- b. Magdalene and Constobal Leon– Home Occupation – to establish a home office at 149 Forest Road (R06-052).

**Not in attendance.**

- c. Cheryl Chase– Home Occupation - to establish a physical therapy practice at 502 Oyster River Road (R05-027).
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Cheryl would like to have a small private practice for physical therapy. There is room for two cars. By appointment/ referral based small sign on door.

**ACTION:**

Motion by O'Bryan; second by Watson to approve Cheryl Chase- Home Occupation - to establish a physical therapy practice at 502 Oyster River Road (R05-027).

**Vote: 7-0**

**Hilchey abstaining**

- d. Mark Hilchey – Land Use – establish a location for the sale and transfer of firearms at 420 Camden Road (R07 037-008).

Hilchey holds a Federal Firearm license. The reason for the application is to be able to accept packages from UPS, Fed x, etc. at the Camden Road location, he is not home during the day for drop offs and they must be signed for. When someone orders a firearm, they must be sent to a Federal Firearm license holder, he receives them for people. He has been doing this for 20 years 16 years from his home. There is a safe for handguns. Kate, abutter wanted to hear what his plans are, there will be no inventory, and no shooting at the location.

**ACTION:**

Motion by O'Bryan; second by Watson to approve Mark Hilchey – Land Use – establish a location for the sale and transfer of firearms at 420 Camden Road (R07 037-008).

**Vote: 6-0-1 Hilchey**

**Item 6**

Finding of Fact

Completed for Bradley, Chase, and Hilchey.

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### **Item 7**

Update on Solar Ordinance

Saindon, Last night's vote for the moratorium was unanimous at Town Meeting, 31-0. The Solar Ordinance Committee is almost done then it will go to the Planning Board, Lawyer and Board of Selectman before finally going to the Residents for a vote.

### **Item 8**

Reading and approval of pervious Minutes February 9, 2023

#### **ACTION:**

Motion by Saindon; second by O'Bryan to approve meeting minutes February 9, 2023 as presented and to table Finding of Fact for Copeland to next meeting.

**Vote: 6-0-1 Humes**

### **Item 9**

Concerns of the Board and CEO

CEO, there have been numerous complaints about odor coming from Daniel's new property. She is working on a way to address the smell. Luce, also notices the odor, the other two have been in operation with no issue, it's definitely coming from the new facility.

Tuorila, wants to officially welcome Justin Humes to the Board. Justin has been in Warren for 23 years; he is a carpenter and his children are getting older and he's wanting to get more involved with the Town.

Board would like to see a Moratorium for mining put in place to allow time to go through and update the ordinance from 1991. Will need a committee appointed by the Board of Selectman. Tuorila will volunteer to be on the committee. Luce, will have it put on the next Board of Selectman agenda.

### **Item 10**

Adjourn

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**ACTION:**

Motion by Humes; second by Hilchey to adjourn the meeting at 8:41

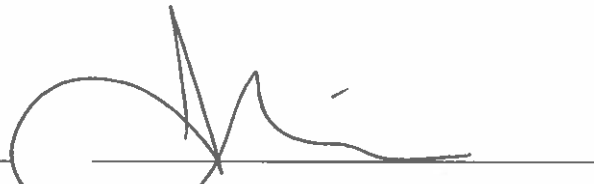
**Vote: 7-0**

Respectfully submitted by Board Secretary: Sara K. Davis



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Jason Tuorila, Chairman



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Shawn Saindon- Vice Chair

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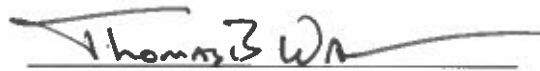
Mark Hilchey

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