

TOWN OF WARREN

Planning Board Meeting Minutes

May 11, 2023

7:00 PM

Present:

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

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, None

Item 4

New Business

- a. Philip Atkinson - Land Use - Weekend Only Motorcycle Summer Campground at 1294 Finntown Road (R03-026).

Philip would like to open an age 50+ campground with basic utilities. Friday through Monday morning in the Summer. There will be portable toilets.

Carolyn and Steve Sherwin how many people at a time? 50 bikes at a time or 100 people. They are concerned with the noise during all summer weekends. When would be the Start and end dates of operation.

Naomi Aho, Philip came to speak to them because they are the land abutters. She is also concerned with noise.

Tuorila asked if he has reviewed all the Campground regulations on the State of Maine website it's quite extensive, he has not. There are specific sizes the sites need to be along with other regulations. Applicant should first review regulations then get in contact with the State. Next meeting should include accurate sized to scale sketch, boundaries, sanitation then Board will schedule a site walk.

ACTION:

Motion by O'Bryan; second by Watson to table application a.

Vote: 7-0

b. Jim Kinney– Adjustment to Wendy's Way Subdivision on Depot Street (U08-008-001).

Jim asked if the Board would allow the sale of the fourth lot to included the gravel pit that is being used for the density requirement. Board agrees that it can not be included in lot 4. Jim may donate that area to the Town in order to not pay taxes on it.

c. Caleb Leland – Land Use – Leland's Recycling Auto Parts Resale – 165 Fales Lane (R02 014-005).

Caleb uses his pickup truck and trailer to go to North and South Carolina to pick up car parts, doors, truck beds etc. and brings them back to Maine to re-sell. He does his advertising on Facebook marketplace and by word of mouth. He normally delivers to his customers. Dismantling area is depicted on drawing required by State, he does not have any vehicles with fluids just parts. No employees, has a friend that comes with him to drive too. Lot size is one acre. One abutter visited Town office to review plans. Site walk planned.

ACTION:

Motion by O'Bryan; second by Watson to table until site-walk at 6:15 June 8th 2023

Vote: 7-0

Item 5

Finding of Fact

Item 6

Update on Solar Ordinance

Board of Selectman have approved and will be going to Public Hearing then Town Vote.

Item 7

Reading and approval of pervious minutes April 13, 2023

ACTION:

Motion by Saindon; second by Watson to approve as amended.

Vote: 7-0

Item 8

Concerns of the Board and CEO

Board of Selectman will be appointing members to the Mining ordinance committee as soon as they have enough applications for the seven-member committee.

Comprehensive plan needs to be started, will need to start with sections with "homework" to get it going.

CEO a property was purchased, one parcel retained, one owned by a family and the remainder to an abutter. Does this need to be reviewed as a subdivision? Board agrees that is does not need to reviewed as a subdivision, however it cannot be split again for five years.

Item 9

Adjourn

ACTION:

Motion by Hilchey; second by Saindon to adjourn the meeting at 7:55p.m.

Vote: 7-0

Respectfully submitted by Board Secretary: Sara K. Davis

Jason Tuorila, Chairman

Shawn Saindon- Vice Chair

Kenneth York

Russell O'Bryan

Thomas Watson

Mark Hilchey

Justin Humes
