

TOWN OF WARREN

Planning Board Meeting Minutes

June 8th 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

Site walk 6:15 for Caleb Leland. Attended; Saindon, O'Bryan, Watson, Tuorila, Humes.

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

No cars stored on property or disassembled. Everything will stay behind conex. No abutters. Pending State approval.

ACTION:

Motion by Watson; second by Humes to approve Caleb Leland – Land Use – Leland's Recycling Auto Parts Resale – 165 Fales Lane (R02 014-005).

Vote: 7-0

Item 4

New Business

- a. Dennis Coakley – Home Occupation – Create wooden signs and wood carvings at 242 Finntown Road (R08-081).

Dennis has been wood carving and was encouraged to sell his pieces. He will be working in his home and garage. No store at residents. Craft fairs, farmers markets will be where he sells. No customers or employees on the property. No abutters. No loud power tools are used for wood carving.

ACTION:

Motion by Saindon; second by Watson to forgo site walk.

Vote: 7-0

ACTION:

Motion by Saindon; second by Watson to approve a. Dennis Coakley – Home Occupation – Create wooden signs and wood carvings at 242 Finntown Road (R08-081).

Vote: 7-0

- b. Cara Johnson– Land Use – establish “Growing Beans Child Care: at 3208 Camden Road (R12-044).

Cara is hoping to open a 24-child daycare with 5 employees. She is working with a lending company for the property. Approval will be conditional on State approval and purchasing of the property.

Abutter Bonnie B in favor of the day care, asked the hours (6:30am-7:00pm) and if they planned to cut many trees (not many).

Site walk planned at 6:15 meeting to follow July 13th

ACTION:

Motion by Saindon; second by Hilchey to table until site walk July 13th 2023

Vote: 7-0

Item 5

Finding of Facts

Completed for Dennis Coakley & Caleb Leland

Item 6

Update of Solar Ordinance

Going before the Town for final approval June 20th 2023

Item 7

Reading and approval of previous minutes April 13, 2023

ACTION:

Motion by Watson; second by Hilchey to approve meeting minutes for April 13, 2023

Vote: 7-0

Item 8

Concerns of the Board and CEO

Board will hold site walk on Linda Lane for non-conforming shore land zone on July 13th 2023 directly following Camden Road Site walk.

Project on Linda Lane was approved for 20'x40' basement. Contractor asked it to be changed to 24'x40'.

DEP is reviewing Overlock pit on North Pond Road.

New for sale sign at the location of Harbor Harvest property.

Item 9

Adjourn

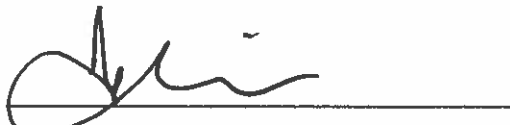
ACTION:

Motion by Hilchey; second by Watson to adjourn the meeting at 7:40p.m.

Vote: 7-0

Respectfully submitted by Board Secretary: Sara K. Davis

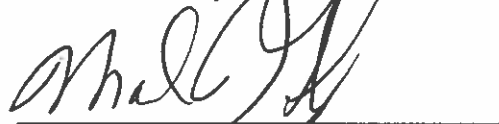

Jason Tuorila, Chairman


Shawn Saindon- Vice Chair


Kenneth York


Russell O'Bryan


Thomas Watson


Mark Hilchey


Justin Humes
