

**TOWN OF WARREN**  
Planning Board Meeting Minutes



July 13, 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

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**Site Walks**

6:15 Cara Johnson at 3208 Camden Road-**No show**

6:30 Craig Hoppe at 550 Linda Lane

**Item 1**

Open tonight's meeting and establish a quorum.

Call to order at 7:06 p.m. by Chairman Tuorila, apologizes for being tardy, Board attended two site walks prior to the meeting.

**Item 2**

Public input: limit to ten minutes.

None

**Item 3**

Old Business

- a. Cara Johnson- Land Use establish "Growing Beans Child Care at 3208 Camden Road (R12-044)

**No show**

**Item 4**

New Business

- a. Joseph Peheira -Glenvale Solar Discussion of solar fees.
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**Not in attendance.**

- b. Craig Hoppe- Shoreland Zone-Replace existing house and add 32 square feet at 550 Linda Lane (U10-019)

Hoppe would like to replace existing two-bedroom home with a new one, and add an additional 32square feet. The home will not be closer to the high-water line. Abutter Peabody has no problem with it.

Board took existing square footage including deck and per the ordinance applicant can do a one time 30% increase making the allowed square footage 983 square feet.

**ACTION:**

Motion by Saindon; second by Hilchey to allow replacement of existing house with addition, up to 983 total square feet.

**Vote: 7-0**

- c. Town of Warren- Land Use- establish gravel pit off Patterson Mill Road (R05-079)

Joe, the Town of Warren purchased this property to use as a gravel pit for sand and gravel for town use. Property to be reclaimed as stated in the ordinance, and used for Cemetery space after.

Abutter Kristy Allen 401 Patterson Mill asked if it would be next to her home. She is further down the road.

Hours would fit in the ordinance and would only be dug as needed.

**ACTION:**

Motion by O'Bryan; second by Hilchey to table until site walk August 10<sup>th</sup> 2023 at 6:00p.m.

**Vote: 7-0**

- d. Charles Wagn̄er, III -Site Plan-Moving Wagn̄er Metals from 3184 Camden Road to Middle Road (R14 Lot 001-001)

Charles is the only employee of his business. He would like to relocate to Middle Road. Plans show that the building he will be working in would not be visible from the road. Lighting, there will only be one light outside. Hours 7-3:30

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**ACTION:**

Motion by Humes; second by Watson to table until site walk August 10<sup>th</sup> 2023 at 6:30p.m.

**Vote: 7-0**

- e. Evan Wiggins-Medical Cannabis Caregiver-1578 Middle Road (R15-023)

Evan would like to have an indoor and outdoor grow, with a drying room, a processing/drying/trimming room and packaging/equipment room. As well as a medical storefront by appointment only.

Manager asked how many Medical Store fronts there already are?

Board would like a more detailed plan, setbacks, maps etc. all information needed can be found in the Cannabis ordinance.

Abutters were not notified; applicant was added to agenda after abutters notices were sent out two weeks prior.

**ACTION:**

Motion by Saindon; second by Watson to table until site walk August 10<sup>th</sup> 2023 at 6:45p.m.

**Vote: 7-0**

**Item 5**

Finding of Fact

Completed for Hoppe

**Item 6**

Update on Solar Ordinance

No longer needed, should be replaced with Mining Ordinance Committee updates.

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The Mining Committee has held three meetings and has a mission statement. Meetings are publicized and minutes taken.

Before the Town can allow a cable franchise, the Town must have an ordinance. Manager provided the Planning board with copies of other Town's ordinances for reference.

Planning Board will need to approve a cable ordinance, give to Town Attorney for approval/edits, then to the Board of Selectman, a Public Hearing will need to be held, then finally a special town meeting for approval from the Residents.

### **Item 7**

Reading and approval of pervious minutes June 8, 2023

#### **ACTION:**

Motion by Watson; second by O'Bryan to approve pervious minutes June 8, 2023

**Vote: 7-0**

### **Item 8**

Concerns of the Board and CEO

Next meeting to start at 7:30p.m. to allow time for the three site walks before the meeting.

### **Item 9**

Adjourn

#### **ACTION:**

Motion by Saindon; second by Hilchey to adjourn the meeting at 7:17p.m.

**Vote: 7-0**

Respectfully submitted by Board Secretary: Sara K. Davis

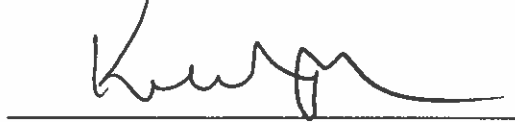
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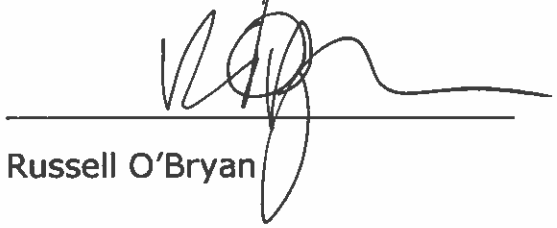
Jason Tuorila, Chairman

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Shawn Saindon- Vice Chair



Kenneth York



Russell O'Bryan



Thomas Watson

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Mark Hilchey



Justin Humes