

TOWN OF WARREN

Planning Board Meeting Minutes

August 10, 2023

7:30 PM

Present:

Jason Tuorila, Chairman
Thomas Watson

Kenneth York
Justin Humes

Russell O'Bryan

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

Absent: Shawn Saindon, Mark Hilchey

SITE WALKS

6:00 pm – Town of Warren – off Patterson Mill Road

6:30 pm – Charles Wagner, III – off Middle Road

Item 1

Open tonight's meeting and establish a quorum.

Call to order at 7:30 p.m. by Chairman Tuorila

Item 2

Public input: limit to ten minutes.

Chris Matte was given approval in February to move his cottage back and put on foundation. Since then, he has decided to use it as is and would like to move it at a later date. He would like to build a deck on the pond side of the house.

The current cottage is non-conforming. The Board can not grant another non-compliance on this property. He will need to fill out an application for a one-time expansion of no more than 30% of the current footprint. The deck can go on one of the sides not facing the water. After the cottage is moved back the deck can go on the front, but no closer to the water than it is currently.

Item 3

Old Business

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

The Town hopes to use this property to excavate and stockpile sand and gravel for Town use only. They will be leveling off for now, and reclaiming as they go. They will then use the land to expand the cemetery. The Forest Committee will oversee the 30 acres of forest. They will only be there during working hours Summer 6-4:30 Winter 7-3:30. Board does not believe a bond will be necessary.

ACTION:

Motion by Watson; second by O'Bryan to approve Town of Warren – Land Use – establish gravel pit off Patterson Mill Road (R05-079).

Vote: 5-0

- b. Charles Wagner, III – Site Plan – moving Wagner Metals from 3184 Camden Road to Middle Road (R14 Lot 001-001).

Building must be 90 feet from the main road and 30 feet from the right of way. Hours are 7-3:30. Applicant is the only employee. Very limited customers.

ACTION:

Motion by O'Bryan; second by Humes to approve Charles Wagner, III – Site Plan – moving Wagner Metals from 3184 Camden Road to Middle Road (R14 Lot 001-001).

Vote: 5-0

Item 4

New Business Terry & Cheryl Ryan Minor Subdivision – Off Bunker Hill Road (R04 Lot 039).

Representative for the Ryan's Joe, the current lot is 82.6 acres. They want to make a four-lot minor subdivision. Each lot will have enough property to meet the density requirements for the Town. Each of the four lots will have a

driveway to the main road. The remaining land will be retained by the land owner.

Robin and Wayne Quinn are concerned about potential damage being done to their shared boundary rock wall. The new owner (Ryan's) were on their property on an ATV and were asked to leave. They asked how close the homes would be to their lot line. About 150 feet, however in five years the Ryan's can put another lot right next to them. There is 20-foot setback requirements for homes.

Denise Browning is on the Nilo Hill side of the property she just wanted to know where it was going.

ACTION:

Motion by O'Bryan; second by Watson to table until Site Walk on September 14th 2023 at 6:15p.m.

Vote: 5-0

Item 5

Finding of Fact

Completed for; the Town of Warren and Charles Wagner

Item 6

Update on Mining Ordinance

They have been holding meetings every Tuesday. One member has not attended a meeting yet. Another member just received a job that will take him out of town for an extended amount of time and he has resigned. The extension to the Moratorium was approved last night after a Public Hearing. The Committee is looking for experts and will be speaking with the Georges River Land Trust representatives. They are trying to determine what requirements will be used in the ordinance to protect Warren residents and their resources.

Item 7

Reading and approval of previous minutes July 13th 2023

ACTION:

Motion by O'Bryan; second by York to approve minutes of July 13th 2023 as amended.

Vote: 5-0

Item 8

Concerns of the Board and CEO

Edits were made by the Town Attorney to the Cable Franchise Ordinance that the Board reviewed.

ACTION:

Motion by York; second by O'Bryan to approve the amended Cable Franchise Ordinance edited by the Town Attorney.

Vote: 5-0

Humes, the Board of Selectman had Representative Bill Pleucker at their meeting last night to talk about the hold up from DEP for the application for the Solar Farm on Wotton's Mill Road. There are wet lands that they are dealing with and projected increased rates with all the projects scheduled are believed to be holding up approval.

Glenvale wanted a private meeting with the Board of Selectman to discuss a TIF. Board of Selectman declined.

Glenvale Solar will most likely be on the next agenda for 100 acre Solar Farm behind the Landings Road in a blueberry field.

Item 9

Adjourn

ACTION:

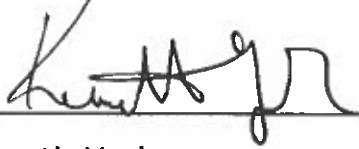
Motion by Humes; second by Watson to adjourn the meeting at 8:48p.m.

Vote: 5-0

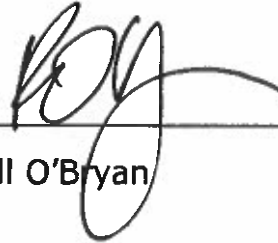
Respectfully submitted by Board Secretary: Sara K. Davis



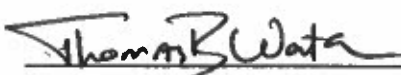
Jason Tuorila, Chairman



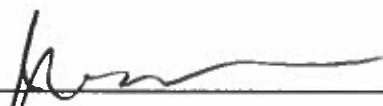
Kenneth York



Russell O'Bryan



Thomas Watson



Justin Humes
