

TOWN OF WARREN

Planning Board Meeting Minutes

September 14, 2023

7:00 PM

Present:

Jason Tuorila, Chairman
Thomas Watson

Kenneth York
Mark Hilchey

Russell O'Bryan
Justin Humes

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

Absent: Shawn Saindon- Vice Chair

Site Walk-6:15 pm – Terry & Cheryl Ryan – 4 Lot Subdivision on Bunker Hill Road (R04 Lot 039)

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.

Resident asked what Residents should do if access to part of town is cut off by the one entrance if the water goes over the bridge. If there was an emergency they have protocols and procedures to help residents.

Item 3

Old Business

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

ACTION:

Motion by O'Bryan; second by Hilchey to table until Public Hearing date October 12th 2023 at 7:00p.m.

Vote: 5-0-1 Tuorila

Item 4

New Business

- a. Fuss & O'Neill- Site Plan Review – Knox Solar Energy Center – Rocky Hill Road (R10 Lot 63)

James Lowrey, this is the pre application meeting. They held a Public informational meeting that DEP requires already and wanted the Board to have the same information. Knox Solar Energy Center LLC and Glenvale LLC are planning a 38 MW DC/33.1 solar energy conversion system. The Parcel is 104 acres, 94 acres of solar arrays, storage building and access road are planned. The project is not expected to be visible to the public. The access will be from Landing and Rocky Hill Road. There are a couple minor streams and vernal pools they will be working around. Fire Chief had asked about battery storage, the batteries have self-contained fire suppressant. They are planning on providing atv access around the perimeter. There is also an access road to the back of a property on Eastern Road that they are working with the land owner to continue access. They will need to do improvements on Landing/Rocky Hill Road to be able to access the property.

Dan Sawyer owns two abutting properties. 1-He is concerned that there is no set back prevision in the Solar Ordinance. Just the 20-foot setback requirement. He thinks it should be 500 feet from property line. 2-He is concerned with the roads and trails that go through the property he's been using for the past 40 years. 3- There are wetland areas that should have a larger buffer around it he's concerned for the wildlife. He recommends a conservation area be left.

Mark Kunish, is very concerned about the setback, the plans show that the solar array will be 40 feet from his back door, is there anything in the ordinance to protect residents from it being so close to his home, berms etc. Tuorila screening can be required as a condition to the approval.

TJ Benner, abutter also concerned about buffering soon the leaves will be gone and he will be able to see the solar panels.

There is a small percentage of land that is blueberry field, 15-20 acres, the rest of the 94 acres will be clearcut.

Board agrees this application is the first in the que as there is a limited number of acres allowed for solar in the town.

ACTION:

Motion by O'Bryan; second by Hilchey to table until November meeting when formal application will be reviewed.

Vote: 6-0

- b. Chris Matte- Shoreland Zone – add deck to existing structure – 406 Linda Lane (U10 Lot 008).

Matte was approved last February to move the cabin back; he has been unable to do that yet and would like to build a deck on the side as he is not allowed to encroach any closer to the water. His plan is to build 30 x 8 deck- 240 square feet. Board advises applicant that this is the only time he can make the addition and it allows up to 261 square feet.

ACTION:

Motion by O'Bryan; second by Watson to increase square footage to no more than 1,131 total square feet, no closer to the water.

Vote: 6-0

- c. Spear Spring Farm, LLC – Jamien Reynolds – Site Plan Review – create an events pavilion – 1384 Atlantic Hwy (R04 Lot 016-001)

Spear Spring Farm would like to build a 1,584 square foot timber-frame Pavilion with a deck and kitchen. The pavilion would be roughly $\frac{3}{4}$ a mile from Route 1 and $\frac{1}{4}$ mile from rear boundary. The Pavilion will be used for classes, meetings, farm to table dinners, catered events, etc. during the spring, summer and fall.

ACTION:

Motion by Watson; second by O'Bryan to table until site walk at 5:30p.m. October 12th 2023

Vote: 6-0

Item 5

Findings of Fact

Finding of Facts completed for Chris Matte

Item 6

Update on Mining Ordinance

Mining Ordinance meeting planned for September 26th and where they will be hearing from the Georges River Land Trust.

There are two vacancies on the mining committee, committee hopes that the Selectman will fill those vacancies at their next meeting.

They will be holding another meeting to hear from two mining experts.

Item 7

Reading and approval of Previous minutes August 10, 2023

ACTION:

Motion by Watson; second by Hilchey to table until next meeting.

Vote: 6-0

Item 8

Concerns of the Board and CEO

Item 9

Adjourn

ACTION:

Motion by O'Bryan; second by Hilchey to adjourn the meeting at 8:03p.m.

Vote: 6-0

Respectfully submitted by Board Secretary: Sara K. Davis

Jason Tuorila, Chairman



Kenneth York



Thomas Watson



Justin Humes



Russell O'Bryan



Mark Hilchey


