

**TOWN OF WARREN**



Planning Board Meeting Minutes

July 9, 2020

7:00 PM

**Present:**

Joseph Berkenbile, Chairman

Albert Overlock

Lorilee Reuillard

Kenneth York

Shawn Saindon Jason Tuorila

**Absent:** Michael McKeon- Vice Chair

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

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**Item 1**

Open tonight's meeting and establish a quorum.

Call to order at 7:00 p.m. by Chairman Berkenbile

**Item 2**

Public input: limit to ten minutes.

Carl Erickson owner of property R63A would like to subdivide his property. He does not believe he would be able to provide a pond for the subdivision as required by the Town ordinance.

Board will continue discussing at the end of the meeting.

Fred Macdonald asked what the rules for shooting guns were in Town. He's been hearing more shots near his home on 90. State Law requires that anyone shooting guns be at least 300feet from a dwelling. Should contact Sherriff if there is an issue.

Chair wanted to thank the Fire Chief and Dept. for letting the Board hold their meetings in the Fire Station.

**Item 3**

Old Business

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- a. Rob Lovell – Home Occupation – Farm Shop – 1303 Camden Road  
(Map R06 Lot 057)

Rob and Andrea Lovell are hoping to open a farm shop at their property to sell vegetables, goat milk, cheese, and soap. Board agrees this needs to be reviewed under Land Use not Home occupation because the building is more than 100 sq. feet. There is plenty of off street parking and Board agrees it meets Land use standards.

**ACTION:**

Motion by Saindon; second by Reuillard to approve Rob Lovell’s Farm Shop

**Vote: 6-0**

**Item 4**

New Business

- a. Robinson Boggs – Home Occupation – Medical Marijuana Caregiver 1  
Silver Lane (Map R08 Lot 007)

Robinson is requesting to build a 34x32 addition to an existing shed. This will fall well under the 50% requirement. There has never been an issue with smell and has been growing for some time. This is an enclosed space should the need arise he will add a filtration systems. Board agrees that the applicant meets all home occupation requirements.

**ACTION:**

Motion by Tuorila; second by York to approve Robinson Boggs’ Home Occupation, Medical Marijuana Caregiver

**Vote: 6-0**

- b. Eric Mowatt dba E J Design, LLC– Change of Use from Single Family Dwelling to Multi-Unit Use – 35 Forest Road (Map R06 Lot 049)

Eric bought the property not knowing that the previous owner never came to the board for approval of the rental space above the garage. The electricity was already split. The home will have 2-3 bedrooms and one bath with the addition of garage space. The studio style apartment above the garage will

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have one bedroom one bath. Additional parking will be made to the left of existing driveway.

Resident Mr. Vaughan neighbor glad for the additional parking proposed as the last owner's vehicle stuck out in the road and the plow had to go around it making the road narrower.

He also expressed concern again that the road is not posted with a speed limit and people drive very fast down the road.

**ACTION:**

Motion by Reuillard; second by Overlock to approve with the added parking spaced as addressed.

**Vote: 6-0**

- c. Discussion on Subdivision Change

The Town's Subdivision ordinance does not match the States and residents would like to have it amended. Would need to go the Board of Selectman, Town Attorney, then to a Special Town Meeting for Town vote.

**ACTION:**

Motion by Tuorila; second by Saindon to pass subdivision change along to the Town Attorney for review then to Board of Selectmen.

**Vote: 6-0**

**Continued Public Participation**

The Fire Chief is the only one that can wave. Fire Chief Greg Andrews there is some wet portions of that property that would support a pond. Could also ask David Jacoby neighbor across the street if he would be willing to pipe out water from his pond to meet requirements. \_

**Item 5**

Reading and approval of previous minutes June 11, 2020

**ACTION:**

Motion by Saindon; second by Reuillard to approve as edited.

**Vote: 6-0**

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**Item 6**

Concerns of the Board and CEO

CEO would like to know if Alvin Chase needs to come before the Board to install solar panels for new storage facility. Board does not think that is necessary there is no ordinance for solar panels. CEO mentions that an ordinance needs to be made for solar panels.

Gilbert Lane has withdrawn his application for soda blasting.

Central Maine Power will be replacing an old substation.

Finding of Facts were made for approved applications.

**Item 7**

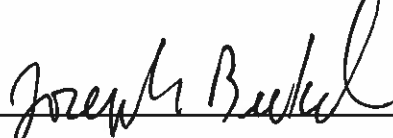
Adjourn

**ACTION:**

Motion by Reuillard; second by Tuorila to adjourn the meeting at 8:10p.m.

**Vote: 6-0**

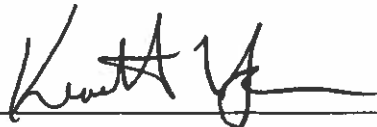
Respectfully submitted by Board Secretary: Sara K. Davis

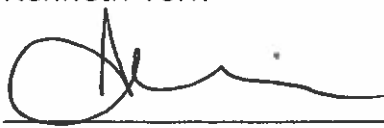
  
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Chairman, Joseph Berkenbile

  
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