

Original

TOWN OF WARREN

Planning Board Meeting Minutes

March 12, 2020

7:00 PM

Present:

Joseph Berkenbile, Chairman Michael McKeon- Vice Chair
Albert Overlock Kenneth York
Lorilee Reuillard Jason Tuorila

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

Absent:

Shawn Saindon

6:00 pm – Site walk at 1571 Atlantic Highway

6:20 pm – Site walk at 421 Western Road

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.

None.

Open Public Hearing at 7:00

Item 3

Public Hearing

Julie Allaire & Ryan O'Donnell – Minor Subdivision of Buildings - at 421 Western Road (Map R07 Lot 031).

No comments made.

Close public Hearing at 7:01

Item 4

Old Business

- a. Julie Allaire & Ryan O'Donnell – Minor Subdivision of Buildings - at 421 Western Road (Map R07 Lot 031)

Board was shown the location for the proposed duplex. Minimum of 30 feet from property line. Over the garage apartment will be on existing septic system. Proposed duplex will be added to the new septic system for the newly completed duplex. More detailed maps were presented. Fees were paid, abutters notified, sign off approved by CEO, Fire Chief, no public sewer. Will need a name for the driveway for fire department. Board finds that all applicable criteria for a minor subdivision are met.

ACTION:

Motion by Overlock; second by York to approve Julie Allaire & Ryan O'Donnell – Minor Subdivision of Buildings - at 421 Western Road (Map R07 Lot 031)

Vote: 4-0-2 Overlock and McKeon

- b. Alvin Chase, Jr. – Site Plan Review – 1571 Atlantic Highway Proposed Vehicle Storage Warehouse (Map R04 Lot 005).

Board was shown the location for the storage facility on site. Larger drawings were provided. Building will need to be 90 feet from the road and 50 feet from all lot lines. No storage will be outside, all within the building. The building will be kept at 45 degrees in the winter with a propane heater. No hours of operation, no staff. Vehicles will primarily be brought over from the shop by employees. There will be adequate off street loading. CEO, and Fire Chief have signed off, sewer is not needed. Closing on the property to take place on Monday. When asked if there will be a sign, Mr. Chase replied yes. He also relays that DOT has already given approval for the driveway.

Reuillard, concerned with the location of the building. Mr. White had expressed his displeasure that it was being placed directly behind his house blocking his view, creating light and noise. Given the size of the property there is plenty of space for it without having to obstruct his view. Mr. Chase, it will cost him more to have it in a different location on the property.

Mr. White had tried to purchase a piece of the property from the previous owner, however they were not willing to do so. Mr. Chase has not discussed with him the fence that would block some of the building being proposed. Board would like the two of them to agree on a fence that will make both parties satisfied.

ACTION:

Motion by Tuorila; second by Reuillard to approve Alvin Chase, Jr. 1571 Atlantic Highway Vehicle Storage Warehouse (Map R04 Lot 005).

Vote: 4-0-2 Overlock and McKeon

Item 5

New Business

- a. Tim Douglas – Land Use – Gun Shop - Rabbit Farm Road (Map R08 Lot 006).

Item will be reviewed next meeting as applicant is sick.

- b. Kirby Mank – Land Use – Change of Use – Single Family Dwelling to Two Apartments (Map U04 Lot 018)

Mr. Mank is looking to convert the top floor to another apartment. There will be an outside entrance, the carport will be removed, and enough parking for seven vehicles. The Board finds that under Section 16 of the Land use Ordinance § B. Apartment Conversions all applicable requirements have been met.

ACTION:

Motion by Tuorila; second by McKeon to approve Kirby Mank Change of Use – Single Family Dwelling to Two Apartments (Map U04 Lot 018) pending permit from sanitary district.

Vote: 6-0

Item 6

Reading and approval of previous minutes

ACTION:

Motion by Reuillard; second by Tuorila to approve meeting minutes for February 13, 2020 as corrected.

Vote: 4-0-2 Overlock and McKeon

Item 7

Concerns of the Board and CEO

Next Meeting April 2, 2020

CEO reports that the illegal junk yard on High street is down to 40-50 cars. Resident plans to remove by scrapping or selling all but the two unregistered vehicles he is allowed to have on the property.

Board asked that Leroy Harrington come before the Board for his project on Route 90.

Chair Berkenbile let the Board know that the Board of Selectman appointed four individuals to the Adult use Cannabis Committee. Himself and three Medical growers in Town.

Board discussed procedure if meeting needed to be held and a member was sick. CEO will contact MMA and ask if attending a meeting on "go to meeting, or zoom" would be allowed.

Item 8


Adjourn


ACTION:

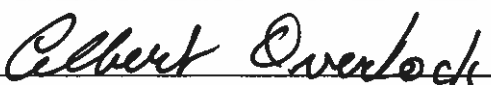
Motion by Reuillard; second by McKeon to adjourn the meeting at 8:27p.m.

Vote: 6-0

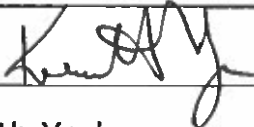
Respectfully submitted by Board Secretary: Sara K. Davis


Chairman, Joseph Berkenbile

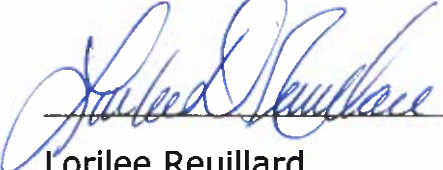

Vice-Chair Michael McKeon



Albert Overlock



Kenneth York



Lorilee Reuillard



Jason Tuorila
