

# **TOWN OF WARREN**

## **Planning Board Meeting Minutes**

June 11, 2020

7:00 PM

Meeting at the Warren Fire Station

### **Present:**

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

None

### **Item 3**

Old Business

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

Time owns a gun shop in Rockland but it has become too expensive in that location. In order to keep his FFL to attend gun shows he must have a business storefront. No customers purchasing a firearm will be allowed to shoot on his property, you can't at any other business either. He does shoot his personal guns on his property to an appropriate backstop. Tires filled with hard wood and a hill behind it. This is 100 years from dwellings surrounding him. This is not part of the business, personal use of his firearms.

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Kristin Adams expresses concern over the gun shots. They frighten her horses and livestock. Tim assures them that he is not within the 100 yards of their dwelling and does not fire in their direction. He was a hunter safety instructor for 17 years. He shot five times last month and the previous month 50 times within an hour to fix a firearm. He does not shoot at night in the dark and not sure who is in the neighborhood but it's not safe to do so.

The shop will have bars on the windows, lights, cameras and a security alarm.

Liz Clark provided the Board with a letter giving permission to Tim to shoot near or on her property. She also stated that she does not like guns but knows that he is a safe responsible gun owner.

Reuillard spoke to her son who has purchased firearms. You never get to test out a firearm onsite.

Board agrees that this fits in home occupation. Suggests that if the Adams have an issue with the shots being fired that they contact a warden.

**ACTION:**

Motion by McKeon; second by Overlock to approve Tim Douglas – Land Use Gun Shop - Rabbit Farm Road (Map R08 Lot 006)

**Vote: 7-0**

**Item 4**

New Business

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

Applicant not available to attend the meeting. Board notes that the business would not fit under home occupation. It's not within the dwelling and is not under 100sq feet. Land use should be used as it's an existing structure.

- b. Casey Cale – Home Occupation – Home Bakery – 153 Western Road  
(Map U02 Lot 20)
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Casey would like to have in in home bakery. She will be baking for restaurants/ coffee shops and delivering these goods. She will also be baking birthday/ special occasion desserts. Anyone coming for pick up would be one at a time, she has plenty of parking.

Board finds that the applicant fits requirements needed for a home occupation.

**ACTION:**

Motion by Saindon; second by McKeon to approve Casey Cale – Home Occupation – Home Bakery – 153 Western Road (Map U02 Lot 20)

**Vote: 7-0**

- c. Leroy Harrington – LHI Construction, Inc. – Metal Roof Operation – Camden Road (Map R06 Lot 064)

Currently Leroy has a roofing business in Appleton. He owns property in Warren and would like to relocate his business for better visibility. Most of the work is done at homes, this building will largely be used for storage. The Employees will park outback and delivery trucks will be able to pull all the way in back up to the loading area and drive back out. The Building will be 40x60 with an overhang for the loading dock. DOT has approved the driveway and culvert for the stream on the property. Reuillard asked about erosion of the soil from the driveway. There shouldn't be any problem with erosion as the dirt has gravel as well. Septic plan has been submitted, well to be discussed after approval. Reuillard asked about screening for the neighbors Board does not think this will be necessary. Board does not feel a site walk is necessary. Nearby residents hope that the color of the building will fit in harmoniously with the area. Leroy has no plans of having bright colors, he likes neutrals black, grey, brow etc.

**ACTION:**

Motion by Tuorila; second by McKeon to approve Leroy Harrington – LHI Construction, Inc. – Metal Roof Operation – Camden Road (Map R06 Lot 064)

**Vote: 7-0**

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- d. Gilbert F. Lane, Jr. – Site Plan Review – Soda Blasting - 80 Oyster River Road (Map U04 Lot 023)

Applicant did not attend the meeting.

- e. Discussion on Subdivision Change

CEO hoped to have this written up for the Board but it's not complete. The State and the Town have different requirements. They need to edit.

### **Item 5**

Reading and approval of previous minutes

#### **ACTION:**

Motion by Overlock; second by York to approve the Meeting Minutes for March 12, 2020

**Vote: 7-0**

### **Item 6**

Concerns of the Board and CEO

CEO and Chairman spoke of two waterfront properties. First properties owner is working on the backside of the structure. The other is being re-done pushed back 6 feet to add a deck on the water side, this will not be any closer to the water than it is right now. They did not believe this needed to be brought before the Board. The Board agrees.

Next meeting will be July 9<sup>th</sup> 2020.

August meeting moved to the first week in August the 6<sup>th</sup> 2020. Election of officers to be done at this meeting.

Finding of Facts was completed for the three approved applications.

### **Item 7**

Adjourn

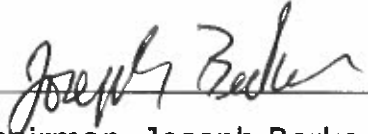
#### **ACTION:**

Motion by Reuillard; second by Overlock to adjourn the meeting at 8:14p.m.


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**Vote: 7-0**

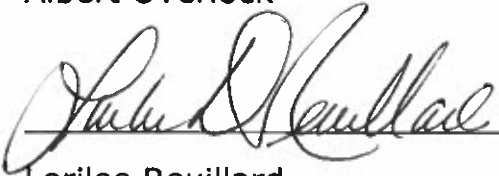
Respectfully submitted by Board Secretary: Sara K. Davis

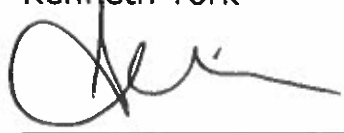
  
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Chairman, Joseph Berkenbile

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Vice-Chair Michael McKeon

  
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