

**WARREN PLANNING BOARD  
MINUTES OF December 13, 2021**

**PRESENT:** Mr. Derick Veliz Chairmen: Mr. David Dufresne-Vice Chair Mrs.; Mrs. Drue King; Mr. Edward Londergan; Mr. Richard Eichacker

**Absent:** All Present

**ATTENDEE:** See List

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**Meeting was called to order at 7:19PM Shepard Building Meeting Room.**

ANR- Michael Starsiak- 70 Ware Road-

Plan depicts Map 20 Lot 11 is to create a single building lot with frontage on Ware Road, remaining land with be combined to his adjacent lot.

Motion to accept the ANR made by Mr. Eichacker: second Mr. Dufresne- 5 yes votes.

ANR-Timothy Craig- Washington Street

Plan depicts Map 28 Lot 3 to be divided into two parcels and combine said parcels with adjacent lots.

Motion to accept the ANR made by Mr. Eichacker: second Mr. Londergan - 5 yes votes.

Discussion on the possibility of Mandy Pappas starting a non-profit therapeutic animal sanctuary on Richardson Street-

Mandy Pappas is a social worker who works for a behavioral health network in Ware. She has worked in the mental health field for over 10 years. She spoke about how kids are really struggling with staying home through the Covid pandemic. She goes to clients' homes. The children are really struggling. While on Zoom she found that they love her pet pig. She has chickens and goats and a pig. Goats make people laugh and this will help the kids to redirect their anger. She wants to start an educational therapeutic program for children with disabilities by creating a referral based program for the children. They will learn about animals by learning how to interact with them, it will show them the affection and love animals have to give. She wants to start a garden that the kids can work in and take fruits and vegetables home to their families. The program would be small, she has 1.25 acres of land. Several of her neighbors support the program. She makes sure her goats are clean, safe and secure. A special permit will not be required for the animal sanctuary or for naming it. She will have to check in with the Animal Control Officer (ACO) and let her know what type of animals she has in case there is an outbreak of infections she can be alerted. The ACO will identify what animals she is allowed to have. Mrs. Pappas asked if a business license is required, and the board told her to speak with the town clerk; she will know if anything is needed.

Meeting Workshop to discuss Special Permit No. 296 & Site Plan No. 63 for Copart of Connecticut, Inc.-Vote Expected

Representatives: David Berson, Attorney with S. David White P.C. (formerly with Bacon Wilson, P.C.), & Patrick Serre with Copart.

Copart is an Auto Auction not a Junkyard. Vehicle are auctioned in whole. This is a 21 acres lot; 15 acres of the lot will be a gravel parking lot for the storage of vehicles. The parking lot will have a deep layer of gravel then stone.

Copart has 7,500 thousand members. Auctions are held on Wednesday. At peak times, an average of 500 vehicles would be auctioned due to COVID-19 averaged is now 200 vehicles. Vehicles sit for 50-70 days. Vehicle will be delivered to Copart once the Insurance Company totals the vehicle (within 24 hours). The vehicle will be assessed and inventoried and put in the short-term holding lot (2-3 days). Once the vehicle Title is transferred (15 to 60 days), Vehicles will be Auctioned Online, and Winner will pick up vehicle (10-day process).

The Planning Board discussed changing the wording of some of the conditions on the decision, to fix some typos and the fact that legal amended the beginning and last paragraphs.

Mr. Dufresne spoke about how he is worried about the safety of the residents well water and the possibility of them having problems with their well water because of Copart. He fears the Town will have to pay to fix any issues that arise and that it could be costly for the residents. He feels the approval of the decision will be putting the residents at risk. Nobody can guarantee that the well water will not become contaminated. If it is approved it will be a grave disservice to the residents. Mrs. King does not feel it is a huge risk because Copart is doing everything possible to stop anything from happening by over designing everything. Mr. Londergan said that all of the concerns brought to their attention have been addressed and the board used these concerns to develop the condition in their decision.

Motion made to approve Special Permit No. 296 & Site Plan No. 63 for Copart of Connecticut, Inc. made by Mr. Eichacker: second Mr. Londergan- Roll Call Vote- Mrs. King- yes; Mr. Londergan- yes; Mr. Eichacker- Yes; Mr. Dufresne- No; Mr. Veliz- yes – 4 Yes Votes, 1 No Vote. Motion Passes.

### **Payroll/Bills/Budget**

Motion to approve and sign payroll in the amount of \$ 240.60, \$ 224.56, \$ 240.60 and \$ 224.56 for Jill Chalifoux-Miller made by: Mr. Dufresne second Mr. Londergan - 5 yes votes.

Motion to approve and sign payroll in the amount of \$ 355.11 for Kathy Czub made by: Mr. Dufresne second Mrs. King - 5 yes votes.

Motion to approve and sign invoices for Mirick O'Connell in the amount of \$ 499.29 and \$ 8,319.71 made by: Mr. Dufresne second Mr. Londergan - 5 yes votes.

Motion to approve and sign minutes from November 22, 2021 made by: Mr. Dufresne second Mr. Londergan- 5 yes votes.

## Comments and Concerns-

Mr. Londergan spoke about the Warren Truck & Auto's earth removal from their property. Building Inspector went out to the property and said they are not doing anything wrong in removing earth from their own property. Mrs. Page has concerns about their trees and the root exposure. Mr. Page is concerned about the loss of real estate due to erosion.

Mr. Londergan asked if we have a response from Borrego. There has not been a response. A resident asked if the ANR for Sunpin has expired or is it on hold because it's in court. Everything is on hold because it's in court. Sunpin has not responded to anything.

Mr. Eichacker asked about the wind bylaw. Mrs. King said that she spoke with Joyce Eichacker who will read it and give recommendations. Mrs. King stated that there needs to be a Planning Board meeting to further discuss it. She thinks it is thorough and we can meet after she gets the bylaw back from Joyce.

Mr. Veliz asked about my idea of having a cell phone so I can communicate and sync up calendars with the Building Inspector. It would not leave the office. It may only need to be a phone without a plan that can operate by Wi-Fi only. The phone purchase should come out of the Building Department budget not Planning. They also talked about getting a computer program for building permits to make it easier for townspeople, the electrical inspector and other municipal departments to look up the status of a special permit or building permit instead of having to call to have the information hunted down in the office. The treasurer, accountant, tax collector and assessors are all looking at a program, it would be good if all the programs are on the same system. I will check with the other departments to see if we can get one that is compatible for all.

Motion to Adjourn made by Mr. Eichacker: second Mrs. King - 5 yes votes @9:15 pm

## Other Business

None

Next Meeting Date: January 10, 2022 @ 7:15pm

Respectfully submitted,

Jill Chalifoux-Miller  
Secretary

01/10/2022  
Date Approved

Members of the Board Signatures

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