

**WARREN PLANNING BOARD
MINUTES OF November 22, 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

Meeting was called to order at 7:16PM Shepard Building Meeting Room.

ANR- Loan Oak Enterprises- Vacant Lot- East Road

Plan depicts Map 24 Lot 56 is being split into 3 lots.

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

ANR-Jonathan Burke- 51 Dean Street

Plan depicts Map 15 Lot 3 to split off Parcel A from land now or formerly of Dolores A. Day (John P. Gill Life Estate) to be combined with abutting lot 2 (now or formerly of CBA, LLC.) to form one undivided Building lot (Lot 2R). Parcel A is not to be considered a separate building lot.

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

Discussion ZBT- Joyce Eichacker of the Conservation Commission-

Mrs. Eichacker from Conservation said ZPT would like to use their own peer reviewer, Mr. King, as opposed to using Beals & Thomas for the remainder. Conservation feels that this should not be allowed. They asked ZPT not to do their wetland replication in November, but they did it anyway. Beals & Thomas thought it was very inappropriate to put in a wetland replication in the winter due to freezing temperatures. She feels that it is important to keep them because they represent us. The Planning Board agreed.

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

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 Board discussed the conditions that were written for their upcoming vote on the decision. They discussed any changes or corrections they would like to make. Mr. Londergan stated that they cannot regulate business hours. Mr. Eichacker talked to legal, and they think because it's non-conforming that business hours can be regulated, and he would like to leave the condition in there. They discussed the traffic issues caused by Copart and about the possibility of having the Highway Department put up signs. Mr. Veliz and Mrs. King feel that Copart is an important business for the town. They want the Building Inspector to look at the amended conditions to see if there is anything that she cannot enforce. They want to ask legal what the penalty is if the applicant does not follow the conditions on a special permit decision.

Motion to continue Meeting Workshop to discuss Special Permit No. 296 & Site Plan No. 63 for Copart of Connecticut, Inc. to December 13th made by: Mr. Eichacker second Mr. Londergan- 5 yes votes.

Payroll/Bills/Budget

Motion to approve and sign payroll in the amount of \$ 236.59 and \$ 224.56 for Jill Chalifoux-Miller made by: Mr. Eichacker second Mr. Londergan - 5 yes votes.

Motion to approve and sign 8/31/21 and 10/31/21 invoices for O'Reilly Talbot & Okun Assoc. I in the amount of \$ 3,625.67 (Lot 3), \$ 3,012.45 (Lot 4), \$ 1,435.65 (Lot 3) and \$ 2,225.06 (Lot 4) made by Mr. Londergan: second Mrs. King- 5 yes votes.

Motion to approve and sign minutes from November 8, 2021 made by Mr. Eichacker: second Mr. Londergan- 5 yes votes.

Comments and Concerns-

Rich spoke with Brian at Mirick O'Connell about input of information, negotiation, appeal, line-item appeal, regulating business hours, continuing to a certain date and leaving the hearing open until ready to vote.

The Board spoke about Mr. Dufresne receiving an e-mail from Alison Page, following up about Mr. Christiansen, owner of Warren Truck and Auto, excavating land on his property. She and John Page are concerned what a proper buffer zone should be and for the trees dying off at the edge due to the removal of dirt.

Mr. Veliz asked about Mr. Kretkiewicz question regarding a special permit being needed for a house to be build on property that is currently being used for a solar facility and that it was a change in use. I told him that I spoke with the assessor's office and answered Mr. Kretkiewicz by e-mail.

Motion to Adjourn made by Mr. Eichacker: second Mrs. King - 5 yes votes @8:49 pm

Other Business

None

Next Meeting Date: December 13, 2021 @ 7:15pm

Respectfully submitted,

Jill Chalifoux-Miller
Secretary

12/13/2021
Date Approved

Members of the Board Signatures
