

**WARREN PLANNING BOARD
MINUTES OF November 08, 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- Judith Fitzgerald- 683 Coy Hill Road

Plan depicts Map 3 Lot 128 is being split into 2 lots, the rear portion will be merged with Map 3 Lot 127.

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

ANR-Janelle Morin- Little Rest Road

Plan depicts Map 11 Lot 86 be combined to create 2 additional lots- a buildable house lot (Lot 1) and a lot to be used for farming (Lot 2). Immediate intent is for remaining land to remain within the family.

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

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).

Mr. Eichacker stated that TEC wrote up some conditions that he would like to include in the final decision. Many of the conditions deal with storm water and clearing of the land mostly during construction. Mr. Dufresne would like a restriction on the hours. The board discussed hours and not having any Sunday or Holiday hours because of the disruption to the neighbors. No parking, no standing, no idling, no equipment adjustment outside of Copart. They would like the line of site issue taken care of right away. They want to put drone monitoring and the basins needing to drain within 72 hours as conditions. During groundwater monitoring of basins if anything is detected it should be stopped immediately and the Building Inspector and Planning Board be notified immediately of any contaminations. They would like Spring and Fall testing on monitoring wells and for Copart to move the sign out of right of way and turn it 90 degrees. Erosion control measures have to be approved by Conservation. The Board should wait two years after a occupancy permit has been granted to measure and see how things are going regarding traffic. They want a street number for Lot 47.1, and for them to take care of the issues with the driveway washout at the old entrance. They want conditions on the trees and construction basins that need to be capped during construction. They would like a stop sign installed at the end of Copart's driveway.

Discussion on purchasing a storage device that can hold recordings of meeting. Drue would like some device that could store the meetings so that all the meetings can be recorded and stored so we can easily go back and access the meetings. The Board said that they can upload the files onto the town's account. They can be copied from the recorder to the computer. Facebook files are too big to be put in the cloud but Derick can download a copy if needed.

Payroll/Bills/Budget

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

Motion to approve and sign invoice for Mirick O'Connell in the amount of \$ 345.00 made by Mr. Eichacker: second Mrs. King- 5 yes votes.

Motion to approve and sign minutes from September 13, 2021 and October 25, 2021 (as edited) made by Mr. Eichacker: second Mrs. King- 5 yes votes.

Comments and Concerns-

The Board wants digital copies of ANR before the meeting if possible to make things go smoother and easier at the meetings.

The Board said there are a variety of training classes offered and that I could look into taking some. Some are not happening because of Covid.

Mr. Londergan wanted to know if there was any response from Borrego regarding the letter from the Board e-mailed to them on 10/28/21.

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

Other Business

None

Warren Planning Board Minutes of November 08, 2021

Next Meeting Date: November 22, 2021 @ 7:15pm

Respectfully submitted,

Jill Chalifoux-Miller
Secretary

11/22/2021
Date Approved

Members of the Board Signatures
