

**WARREN PLANNING BOARD  
MINUTES OF October 02, 2017**

**PRESENT:** Mr. Bill Ramsey: Chairman; Ms. Susan Libby; Vice-Chairman; Mrs. Melissa Sepanek: Mr. Veliz and Mr. Bob Souza

**ATTENDEES:** See List.

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**Meeting was called to order at 7:15 PM**

**Mr. Ramsey explain to the attendee that we have a non-resident Michael Baril that likes to record (audio & video) meeting and does anyone not wish to be recorded. No objection. Mr. Baril set up is equipment. Mr. Ramsey told Mr. Baril the camera will stay on him.**

**New Business** – 7:15pm – Public Hearing on Special Permit Application # 277 for Copart of Connecticut dba Copart under section 3.24.4 of the Town of Warren Zoning By-laws. The Applicant is requesting to operate a Junkyard/Automobile Graveyard which includes the storage of salvage motor vehicle, Class III License. The Property is located at 656 Old W. Warren Rd. Also known as Assessors Map 15, Lot 47.1 and located in the Residential District. Mr. Fijol is selling the property to Copart. Lisa Doherty spokesperson for Copart stated they will be using the property for storage of whole motor vehicle they do not dismantle vehicle they are sold as a whole at auction. They own the business abutting Mr. Fijol Lot and will be enlarging their business.

Mr. & Mrs. McClelland Attended with concern with the speeding from the Truck Drivers that deliver the vehicle. They have grandchildren and are concern with their safety. Having Police patrol and Radar set-up. Mr. Ramsey suggest she speak to the Police Chief to see what could be done.

Antonio McClelland asked if they would be adding any new jobs. Tom Smith said yes, they are always looking to hire people from the Town or surrounding Towns.

Mrs. Mosakewicz Attended with concerns on better placing of signs so the truck drivers will know exactly where they are going.

Mr. Michael Baril asked if Copart has their own drive way. Mr. Ramsey told him yes, that they have a shared drive way with Mr. Fijol. Mr. Baril also asked what the Lot # is. The Lot # is 47.1 Portion of 47. The Property was split because of the property is in 2 different districts Village & Residential. This type of business is only allowed in Residential & Rural Districts with Special Permit. Mr. Baril asked if Copart was buying both 47 & 47.1. The answer is yes Copart will be buying both Lots.

Mr. Gagner suggested they should have Surveillance on the Property.

Motion made to except Special Permit # 277 made by Mrs. Libby; second Mr. Souza- unanimous.

Discussion with Selectmen James Gagner on the Over-Lay for the Mill District. Mr. Gagner would like the Board to add to the Zoning By-laws to include Recreational to 3.25.7 (Medical Marijuana Treatment Center and Cultivation Sites). For Processing only (Bakery & Candy Cooking) and would be Transported out of Town to Retail Stores. Having a non-binding  
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Question on the Annual Fall Town Meeting, to get input from the Towns Residents to see if the Town wants to add to the Zoning By-laws.

Discussion on the Gravel Pit Site Reviews. It was a good day, met with most of the Pit owners. Letters were sent out on Boards finding. Mr. Ramsey asked for any question the Board had none. Mr. Baril had a question. Mr. Baril wanted to discuss what happened at Fijol Pit. Mr. Ramsey told Mr. Baril we were there for our site visit only what went on between himself and Mr. Fijol is between them not the Board. Mr. Baril kept trying to talk about it, Mr. Ramsey kept telling Mr. Baril it is not a Boards issue. Prior to going out to Site visits Mr. Baril said he told the Board that himself & Mrs. Farris would be there at the end of the drive way for the Fijol Gravel Pit Site visit. Mr. Baril asked if the public can go to the site visits. Mr. Ramsey told him only with the owner's permission. Mr. Baril kept pushing the issue that it was a public meeting. Mr. Ramsey tried to explain it was a meeting with the owners or representative and any Public Meeting would be held at the Shepard Building. It was decided that it was late and Mr. Souza had to leave to pick his daughter up from school we would discuss the Pit Visits at next meeting. We return back to the office and put a note on the door Meeting cancel and would be held at next Schedule meeting on October 2 @ 7:15. Mr. Baril kept saying that Mr. Ramsey was wrong the property is not in a Trust and the owner is Mr. Robert Fijol not John. John Fijol was acting as the representative for Lois Fijol. Mr. Ramsey told Mr. Baril we are done and we are moving on down the agenda. Mr. Ramsey told Mr. Baril he could go to the District Court and File against him. Mr. Baril was angry and stated " I'll have your Ass arrested". Mr. Ramsey made a motion to stop the meeting and have the Police come and remove Mr. Baril from the meeting.

Motion to Adjourn made by Mrs. Sepanek: second Mr. Souza- unanimous at 8:24pm

Police were called to remove Mr. Baril. Mr. Baril left the grounds before Sgt. LaFlower arrived.

Motion to re-open Meeting at 8:33pm made by Mr. Souza: second Mrs. Libby- unanimous

Date set for Public Hearing for Special Permit Application # 278 & Site Plan # 44 for SuperSoil LLC on November 06, 2017

Date set for Public Hearing for Special Permit Application # 279 & Site Plan # 45 for Mark Andrews on November 06, 2017

Motion to approve and sign payroll for Kathleen Czub in the amount of \$209.69 & \$193.56 x 2. Made by Mrs. Libby; second: second: Mr. Souza – unanimous.

Motion made to pay invoice for Turley Publication for Special Permit # 277 in the amount of \$179.87. Made by Mrs. Libby; second: Mrs. Sepanek – unanimous.

Motion to approve and sign the Minutes of August 28, 2017 as written made by Mrs. Libby; second Mr. Veliz – 1 abstain.

Motion to approve and sign Minutes of September 11, 2017 as written made by Mrs. Libby; second: Mrs. Sepanek – 2 abstain.

Motion to approve and sign Minutes of September 18, 2017 as written made by Mr. Souza; second: Mr. Veliz – 1 abstain.

#### Comments & Concerns

Mr. Ramsey asked Kathy if she heard back from Town Counsel yet about the Brimfield Rd ANR. Kathy has not and will be calling to check on the Question asked of Counsel. Mr. Souza suggested we ask for a line item for next year's budget for monies for Legal services. The Board agreed and we will talk further on it and then send a letter to the Board of Selectmen.

We had a discussion on when we can schedule the Public Hearings. The Assessor's Office is making us wait the Ten Days to get the Certify Abutters List and we need 14 days before meeting to put the notice in the Ware River New Paper for the Hearing. The Board decided to Hold the Hearing on November 06, 2017.

Next Meeting Date November 06, 2017 @ 7:15.

Motion to Adjourn made by Mrs. Libby; second: Mr. Souza – unanimous at 9:15

Respectfully submitted,

Kathleen M Czub  
Secretary

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Date Approved