

Warren Harbor Commission
Minutes from the August 3rd, 2016 Meeting

Present

William J. Kemp (chairman)

Don Betts

Tom Culora

Bill Hunt

Craig Lippman

Rock Singewald

John Treacy

David Pion

Absent:

Ed Cabral – Harbormaster

1. Meeting opened by Chairman Kemp at 7:08 PM
2. Minutes of June 1st, 2016 meeting unanimously approved.
3. Review and presentation of the Tourister Mills Marina proposal, by guests Chris Reynolds (PM) and Richard St. Jean (Marina Engineer).
 - a. The first stage of residential development will take 12-18 months to complete and provide about 190 rental apartments. The second stage will add about 100 units, plus provide for about 80,000 ft² of commercial space and first floor parking, bringing the total parking capacity to about 800 spaces. The target apartment rental cost is \$1300-\$1500 monthly for a one or two bedroom unit.
 - b. The marina proposal shared earlier this year with the CRMC boarders along about 900 feet of riverfront, constructed of steel pilings and wooden decking. The CRMC noted that the shore perimeter needs to be rebuilt and requested a pump out station be included.
 - c. The proposed 59 slips would be for tenant or transient use only, as any other use (e.g. general public rental) would require additional parking. The CRMC noted that this marina was not full service, in that it did not contemplate winter storage or repair.
 - d. The drawings depict that the “Riverwalk” would be elevated about 5 feet above the dock system at high tide; there was concern among Commissioners that this would impede the public’s view of the river, as marina boat topsides would create an obstruction, and the only water view would be between the boats..

- e. There was a discussion of the slip layout (perpendicular to the river's current flow), and the lack of fishing access. One suggestion was to include a pair of finger wharfs parallel to the slips for the purpose of public access and fishing.
 - f. Public Riverwalk access from the north was on the plan, but southern access to the Riverwalk was not shown. The developer assured the Commission that southern Riverwalk access was anticipated.
 - g. It was noted that about a half dozen existing town moorings would need to be relocated; it was unclear if room for these displaced moorings exists in the current mooring field.
 - h. The developer anticipates presenting updated plans before the CRMC in about a month, and suggested that correspondence from the WHMC would be an asset for their plan. Some Commission concerns include: mooring displacement, river current impact on boating safety, visual (water view) and physical access, and fishing.
- 4. Harbormaster's Report
 - a. Review of submitted report.
 - 5. Harbor Management Plan Update – plan revisions are on-going
 - 6. Rights of Way update.
 - a. Two complete physical copies and cover letter are ready for distribution to the Warren Town Solicitor and to the RI CRMC. An electronic version of this material is available at the Town Hall and on the WHMC's secure cloud storage site.
 - 7. Other Business – None
 - 8. Meeting adjourned at 9:14 PM

William J. Kemp, Chairman

Craig Lippman, Secretary