

MINUTES

WARREN PLANNING BOARD

FEBRUARY 28, 2011

The regular scheduled meeting of the Warren Planning Board began at 7:00PM. Present J. MacDougall, F. Massie, R. Mello, A. Asselin, M. Heald, E. Stanley, M. Jamiel, J. Piepowski. C. Thibaudeau arrived at 7:45PM.

Minutes: - January 24, 2010

A motion was made by A. Asselin, seconded by J. Piepowski to accept the minutes as amended. All in favor

Old. Business:

J. MacDougall advised the board that she was in contact with C. Wells the Town Planner regarding this issue. At this time a study being conducted concerning waste water will incorporate the preservation of land in Touisset therefore the boards request will only be a duplication.

New Business:

**1. Norman D. & Patricia a. Blank, owners/applicants
32/34 Hope Street**

Plat 3, Lot 50

Minor Subdivision request

Attorney Wm. Dennis represented the applicant and after all discussion

regarding the applicants request for this minor subdivision a motion was

made by F. Massie, seconded by M. Heald to accept the two parcels as

defined in the application with the following conditions: Motion passed

7 to 1 with A. Asselin voting against as he opposed creating a sub-standard lot of record, with the front lot having no frontage at all.

- 1. Parcel A will need a driveway, curb-cut on Hope St. and a parking area, variances will be needed for lot size & setbacks**

2. Benedetto & Louise Ferrazzano Plat

Louise Ferrazzano, owner/applicant

580-582 Metacom Ave

Plat 13c, Lot 60

Minor Subdivision request

Mr. Ferrazzano presented his own application to the board explaining the

reason to dividing the property. Upon completion of all discussion a

motion was made by A. Asselin, seconded by M. Jamiel to allow the division of Plat 13c, Lot 60. Motion passed 8-0 in favor

2. Antonette & Ronld Moran, owners

Ronald Moran, applicant

293 Market Street

Plat 21, Lots 56,188,189,208, & 209

Site Plan Review – for report to Warren Zoning Board regarding development in a Rural Business Zone.

Attorney Paul Silva represented the applicant, advised the board of Mr.

Moran’s intensions with the building and how he will reconstruct the present building. Upon completion of all discussion a motion was made

by A. Asselin, seconded by J. Piepowski to recommend to the Zoning Board for variances & special use permits and if approved have the applicant return to the board for review of Rural Business provisions and site plan review. All in favor

Reports & Special Items:

- 1. RWU Project Advisory – general discussion as to how this is an academic exercise per F. Massie**
- 2. Tree Commission – R. Mello reported the concerns of the commission first with the comprehensive plan, trees being cut by the utility companies and the overall commission.**
- 3. Metacom Corridor – M. Heald asked that this item be placed on next months agenda.**

Administrative Officer Report

B. Nash gave an overall discussion on Planning & Zoning. R.J. Avila administrative subdivision on Libby Ln. and the granting of the Stop & Shop application.

Administrative Matters:

Administrative procedures between preliminary and final plan approval. S. Paul Ryan addressed the board with examples from other Towns and did tell the board that their language could be changed.

A final motion was made by M. Jamiel, seconded by F. Massie to adjourn the meeting at 9:00PM.

Respectfully submitted

**Patricia Ann Costa
Secretary**