

**MINUTES
WARREN PLANNING BOARD
FEBRUARY 28, 2011**

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

Minutes - January 24, 2011

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

Old Business - Recommendation to Town Council to study ways to preserve land in Touisset

J. MacDougall advised the board that she was in contact with C. Wells, Town Planner, who indicated that a study of development in Touisset at this time would be a duplication of effort. There will be a similar study done in conjunction with the Wastewater Treatment Plan that is being adopted. Therefore, no action was taken by the Board.

New Business -

- 1. Norman D. & Patricia A. Blank, Owners/Applicant
32-34 Hope Street
Plat 3, Lot 50, Zoned R-6
Minor Subdivision - Divide one lot with 2 dwellings into 2 lots.**

Atty. William Dennis represented the application to separate two buildings currently on one lot and create two new lots. The front house at 34 Hope St, is a two-family dwelling. The rear house, a three-family at 32 Hope Street, would be on a 'flag lot' with only the width of the driveway as frontage on Hope St. All the parking for both houses is presently adjacent to the rear house.

A motion was made by F. Massie, seconded by M. Heald to accept the two parcels as presented with the following conditions:

1. Front house, 2 family at 34 Hope St, must add a curb cut, driveway and sufficient parking places.
2. Applicant will have to get a variance from the Zoning Board for reduced lot area and setbacks.

Motion carried 6 to 1 with a recusal by M. Jamiel, and A. Asselin voting against, stating he opposed creating the back lot with no frontage on a street except for the width of the driveway.

- 2. Benedetto & Louise Ferrazzano
580-582 Metacom Ave. (Cor. Parker)
Plat 13C, Lot 60, Zoned Business
Minor subdivision - Divide one lot with road frontage into two lots**

Benedict Ferrazzano presented his own application. Property currently has a residence and a business on one lot in a business district. Mr. Ferrazzano stated that all the commercial buildings will be removed and he proposes to create two lots. One lot for the residence would have frontage on both Metacom and Parker Aves. The other lot, to be used for commercial purposes, has frontage only on Metacom Ave. and currently has no access. Mr. Ferrazzano stated that some years ago he had obtained a Physical Alteration Permit from RI DOT for a curb cut on Metacom which would allow for access to the proposed lot. A motion was made by A. Asselin, seconded by M. Jamiel to allow division of Lot 60 into two lots. Motion passed 8-0.

- 3. Antonette & Ronald Moran, owners
Ronald Morin, applicant
293 Market St.
Plat 21, Lots 56, 188, 189, 208 & 209 - Rural Business Zone
Site Plan Review for recommendation to Zoning Board**

Atty. Paul Silva represented the applicant who wishes to remodel the building, add an addition, and possibly replace portions that need to be razed. Upon completion of all discussion, a motion was made by A. Asselin, seconded by J. Piepowski to send applicant to the Zoning Board for variances and special use permits needed to continue. If applicant receives Zoning Board approval, he must return to the Planning Board for Rural Business site plan review. All were in favor.

Reports & Special Items:

- 1. Roger Wms. Univ. Project Advisory** - F. Massie reported on the study being done on historic preservation in Warren by RWU graduate students. Work will continue into May.
- 2. Tree Commission** - R. Mello discussed concerns with trees being cut by utility companies. The commission would also like to see better representation in the Comprehensive Plan. M. Jamiel made some suggestions, particularly about pedestrian access and appropriate plantings, that she will draft into a letter to be addressed to the Tree Commission by the Board.. It will be discussed at the March meeting.

3. Metacom Corridor Study - M. Heald asked that her report be placed on the March agenda

Administrative Officer Report:

W. Nash gave an overall report on Planning & Zoning. An Administrative Subdivision moved a lot line on Libby Lane property owned by R.J. Avila. Stop & Shop has received a special use permit from the Zoning Board and will be returning to the Planning Board for Preliminary Plan review.

Administrative Matters:

Atty. S. Paul Ryan gave the board examples of other towns' Subdivision Regulations addressing processing of Final Plan and when it can be done administratively vs. coming back to the Planning Board for approval. The Board will consider rewording the regulations.

Meeting was adjourned at 9:00 PM on a motion by M. Jamiel, seconded by F. Massie.

Respectfully submitted,

Jane R. MacDougall
Chairman