

# WARREN PLANNING BOARD

## MINUTES

### MAY 23, 2011 MEETING

Meeting began at 7:00 PM. Present were Chairman J. MacDougall, F. Massie, M. Heald, M. Jamiel, J. Piepowski, R. Mello, A. Asselin, E. Stanley, and C. Thibaudeau. Also present was W. Nash, Admin. Officer. Atty. A. DeSisto present for the public hearing, and Atty. Paul Ryan for the remainder of the meeting.

#### **PUBLIC HEARING - Stop & Shop Fueling Facility, 601 Metacom Ave.**

Atty. John Mancini stated that they met with the Kickemuit River Council (KRC), Zoning Board, and Technical Review Committee (TRC). Applicant submitted several exhibits: List of abutters, DEM approval for 3-wall tanks requested by KRC, DOT Physical Alteration Permit for right turn in/out only, Zoning Board approval for special use permit, copy of Master Plan decision, the Preliminary Plan application and the recommendation from the TRC meeting. He outlined the changes to the plans since Master Plan approval which were based on suggestions received at the meetings. Gas tanks will be changed to 3-walled tanks instead of 2-walled, based on a request from KRC.

Discussion at TRC included parking, trees (one was added), self-irrigation (determined to be infeasible), service road (applicant will not hinder future development of road), sign height (to be addressed with Zoning Board).

Another topic of discussion at TRC was the request by KRC that applicant add a bio-retention pond to the plaza drainage system to capture any runoff before it reaches the state drains in Metacom Ave and ultimately goes into the Kickemuit River. Applicant has stated that since they do not own or have control over the plaza beyond their scope of work, the bio-retention pond is not feasible. TRC agreed with the applicant stating that the bio-retention pond might be added if there is future development of the plaza.

In addition, the applicants submitted Maintenance, Closure and Safety Plans.

Board members received three booklets submitted by the applicant that addressed details of traffic, stormwater management and technical information. These booklets were distributed to the members at the meeting, so board members have not yet had an opportunity to read them.

Also speaking on behalf of the applicant were Messers. Nagle, Tabor and Clinton, general development, gas tank engineering, and traffic, respectively, stating that the reduction in stormwater runoff would be less than 10% from present conditions, and traffic levels of service have not changed..

Five members of the public spoke at the public hearing. One person was in favor of the business citing several that have closed. Kenneth Morrill spoke of the need for bio-retention pond somewhere in the plaza as being the only way to really protect the Kickemuit River from a major spill. Ann Morrill spoke about the earthquake fault that runs along Metacom Ave. Others spoke of their concern that there would be increased traffic on Metacom where there have already been many accidents. The need for an additional gas station was questioned since Warren already has less population and more gas stations than either Bristol or Barrington.

Discussion of what authority the applicant has over the entire plaza centered around the applicant's inability to affect changes in the plaza outside of their scope of work. Atty. DeSisto will have a memo for the Board at the June meeting

The Preliminary Plans show that the applicant intends to pile the soil excavated from the site to create a 15' high hill in the southwest corner of the plaza behind the existing building. This area is outside of the delineated scope of work. There was also a question of whether or not the soil to be excavated contains any type of contamination. The applicant will provide more information on possible soil contamination at the next meeting.

Motion to close the Public Hearing was made by A. Asselin, seconded by C. Thibaudeau. All were in favor.

Recognizing that there were still many outstanding issues to be discussed, C. Thibaudeau made a motion to continue discussion of the Stop & Shop application at the June 27<sup>th</sup> meeting. Motion seconded by F. Massie. All were in favor.

#### **MINUTES OF APRIL MEETING:**

There was one correction, a typo. F. Massie moved to accept with correction, seconded by J. Piepowski. All were in favor.

#### **CDBG APPLICATION:**

Town Planner, Caroline Wells, presented this year's CDBG application for review by the Planning Board and a vote that the requested items conform to the Comprehensive Plan. After discussion of the items, motion by J. Piepowski, seconded by M. Jamiel, that the application is in conformance. All were in agreement.

#### **TOUISSET FARMS - Cor. Touisset Rd and Chase Ave. - CHANGE TO FINAL PLAN**

M. Heald is an abutter. She recused herself from the discussion and left for the evening.

William Landry Esq. presented for the applicant, GRF. Also present was C. Duhamel, Engineer. Applicant has already received Final Plan approval. They are petitioning the Board to approve phasing of the property. First phase would comprise the barn lot, and two house lots fronting on Touisset Rd, and the open space lot containing the dry hydrant for fire safety. Phase 2 would be in two parts: 2A would be lots 4-8, and 16-19. 2B would be lots 9-15. Each phase will not be started until the previous phase is complete. The 200' CRMC buffer will be clearly delineated with landscaping or ranch fencing, and there will be a deed restriction on the barn lot stating that the barn will be preserved.

Motion to accept was made by C. Thibaudeau, seconded by M. Jamiel. All were in favor.

**BEN LUK - Adams Lane - MINOR SUBDIVISION:**

Applicant was not present at the meeting. Motion to continue to next month by F. Massie, seconded by M. Jamiel. All in favor.

**SECRETARIAL APPLICATIONS:**

Members chose 2 applicants to be interviewed prior to the June meeting. Chairman MacDougall will contact applicants. Interviews will be at 6:30 on June 27th.

Meeting adjourned at 9:56PM

Respectfully submitted,

Jane R. MacDougall