

# WARREN PLANNING BOARD

## MINUTES JUNE 27, 2011

Meeting began at 6:30 PM with interviews of two candidates for Recording Secretary position. Present were: E. Stanley, R. Mello, F. Massie, J. MacDougall, J. Piepowski, and M. Jamiel. M. Heald arrived at 6:55, and C. Thibaudeau arrived at 8:15. Also present was W. Nash, Atty S. Paul Ryan. Atty. A. DeSisto present for the Stop & Shop portion of the meeting.

### **Recording Secretary:**

Motion to hire Catherine Gresh as our Recording Secretary was made by M. Jamiel seconded by E. Stanley. Vote was 6-0 in favor.

### **Changes to Agenda:**

At 7:00PM the Regular meeting began with a motion by R. Mello, seconded by F. Massie to change the order of the agenda and place Stop & Shop first on the agenda at Atty DeSisto's request. All were in favor. On a motion by R. Mello, seconded by J. Piepowski, Administrative Item #2 - Update on Narragansett Brewery - was withdrawn from the agenda as there was nothing to report. All were in favor.

### **Stop & Shop Fueling Facility/Ocean State Plaza, MEGL Realty - Preliminary Plan:**

Atty. John Mancini, made a brief update on the Preliminary Plans presented, citing parking adjustments made to the plans and discussing the DEM letter presented which indicated that the DEM reference to contaminated soil discussed last month was regarding an oil tank removed from the property that was adjacent to the southern end of the main building in the plaza.

The submitted Preliminary Plans show a pile of dirt behind the southern end of the main plaza building which is the soil that the applicant plans to remove from the work site. No Soil & Erosion Sediment Control Plan has been submitted, according to the applicant, because the approval by the owner to put the soil on another part of the plaza, outside of their leased pad site and beyond their 'scope of work' as indicated on the plans, has not yet been received.

Engineer, Shawn Martin, was present for the Town. The subject of a bio-retention pond was discussed. Such a pond had been requested by the Kickemuit River Council as protection from spills and runoff for the Kickemuit River and for individual homeowners' wells in the area between Metacom Ave and the river.. The KRC cited the fact that the Town of Coventry had requested, and gotten, such a pond at Stop & Shop's fueling facility there. Engineer Martin stated that bio-retention ponds have their problems, and reiterated what was said at the TRC meeting that a bio-retention pond was probably not feasible for a development of this size, but if the entire plaza were to be updated, it should be considered at that time. Mr. Martin did state that he felt that the

proposed stormceptor that would be connected to two of the existing plaza catchbasins, would be just as effective at catching and retaining any spills, provided it was maintained properly. Mr. Martin emphasized that maintenance would be the key to proper function and that any approval should have detailed wording as to frequency of maintenance, and oversight by the Town.

Mr. Martin also stated that while the applicant has indicated that they will be reducing the runoff from the site by less than 10%, which qualifies for approval under the DEM rules that were in existence at the time of application, the design, as presented, would not qualify under the new rules that are now in effect.

Chairman MacDougall reminded the Board that the 120 day review period for Preliminary Plan on this application expires at the beginning of August, so a decision will have to be made at the July meeting. Atty. Mancini cautioned the Board that new laws in place require that the Board make a written decision by the deadline, not just a verbal one.

On a motion by J. Piepowski, seconded by M. Jamiel, all were in favor of continuing this application to the July meeting.

#### **Waterfront Overlay District Review - A. Bilodeau, Plat 4, lot 96, Bldgs. B & C:**

E. Thieberge was present on behalf of the Voluntary Historic District Committee. Mr. Bilodeau represented himself.

Application for Bldg. C (facing south) was similar to a previously approved application except that the new submittal had only one story instead of two. Mr. Bilodeau stated he intends to have solar panels on the roof, and cedar shingles. There were no comments from the public.

Application for Bldg. B (facing Water St.). There was more discussion about this building. K. Dionne, from the audience, commented on the design of the front facade. The ADA ramp in the front of the building was the subject of much discussion. It was preferred, and the Zoning Ordinance suggests, that the ramp not be in the front of the building. Mr. Bilodeau stated that the ADA parking space is located right near the entrance from Water St. After much discussion, it seemed that there was no other place to put the ramp on the building since Mr. Bilodeau indicated that the space to the north was for 5 parking spaces, and the south side had 2 doors for entry to the first and second floors.

It was stipulated that an Architectural Plan with landscaping should be submitted to the Bldg. Inspector along with the building permit application. Board requested that the ADA ramp be shortened as much as possible and hidden with some landscaping.

J. Piepowski made a motion to close the meeting, seconded by R. Mello, all were in favor.

R Mello made the motion to approve Bldg. C as presented. Seconded by F. Massie. All were in favor.

F. Massie made the motion to approve Bldg. B as presented including the recommendations approved by the WVHDC on 6/20/2011, along with the above requirements for the ADA ramp and landscaping. E. Stanley seconded the motion. All were in favor.

### **Minutes of the May 23, 2011 meeting**

On a motion by M. Jamiel, seconded by C. Thibaudeau, the minutes were unanimously accepted as written with no changes.

### **Old Business:**

#### **Chung Luk, 346 Adams Lane - Minor subdivision - create an additional lot**

This application was continued from May meeting when neither the applicant nor his representative were present. Applicant was not present for this June meeting. Motion by M. Jamiel to continue this application to July meeting and if no attendance in July, Mr. Luk would have to reapply, seconded by C. Thibaudeau. All were in favor.

#### **Recommendation to Council - Change from Manufacturing to Business Plat 8, Lot 132**

Atty. J. Slepko was present along with the applicant's proposed tenant, A Morgan. Owner of the property, Robert Avila, was not in attendance. After discussion, the Board determined that:

1. The abutting properties to the East and South that had once been zoned Manufacturing have in recent years been changed to Business.
2. Since Manufacturing is no longer the basis for Warren's economy, the Board felt that Business zone is more appropriate.
3. The size of the property makes it impractical for most Manufacturing uses.
4. Business zone in that area conforms with the Comprehensive Plan.

Motion to approve by F. Massie, seconded by M. Jamiel. All were in favor 8-0.

### **Administrative Reports:**

**Zoning Board Meeting** - W. Nash reported that Advanced Auto Parts received approval from Zoning Board for their signage on Metacom Ave. And several new businesses for 84 Cutler St. received use permits.

**Tree Commission** - R. Mello had nothing to report.

Motion adjourned at 9:17PM.

Respectfully submitted,

Jane R. MacDougall

