

**WARREN PLANNING BOARD
MINUTES
AUGUST 22, 2011**

The regular scheduled meeting of the Warren Planning board began at 7:02 PM. Present were J. MacDougall, R. Mello, A. Asselin, J. Piepowski, E. Stanley, M. Jamiel, C. Thibaudeau. Also present was W. Nash, Attorney Paul Ryan. M. Heald and F. Massie were absent.

Public Hearing:

Wightman's Farm, LLC, Metacom Avenue, Plat 13C, Lot 157 near Libby Lane;
Recommendation to *Warren Town Council* regarding change in the Comprehensive Plan land use map amendment from R-10 to Business

Mr. Robert Avila, the applicant, Bruce Cox, his attorney, and Edward Pimental, a certified planner, presented the application. Mr. Avila gave the board a history of Metacom development over the past 60 years. The total area is about 6 acres, owned by Mr. Avila's 3 daughters. There are wetlands on the property. It is not known how many acres are buildable. Mr. Avila wants the front part on Metacom Avenue to be business and the back part on the Kickemuit River to be residential. There is no access to the Kickemuit River, and no plans to put a road from Libby Lane which is to the north of the property, to Adams Lane, a privately owned road which runs through the middle of the property.

Mr. Pimental submitted a 14 page report in support of the zone change request. Since the Board members had not had a chance to review this report prior to the meeting, M. Jamiel suggested that this matter be continued until the next Planning Board meeting. Since Mr. Pimental is not available for that meeting, it was agreed that the application will be continued until the October 24 Planning Board meeting. Mr. Cox will advise the council of the continuation and will request to be heard at the November Council meeting.

J. MacDougall offered the public in attendance an opportunity to speak. One participant expressed concern that whatever the board decides, it provide protection for other landowners in the area.

A motion was made by A. Asselin, seconded by C. Thibaudeau to continue the hearing to the Oct. 24 meeting. The vote was unanimous. Attorney Ryan suggested absent board members watch the video so that they are current with the discussion and can participate.

Minutes of July 25, 2011

On a motion by A. Asselin, seconded by C. Thibaudeau, the minutes of July 25, 2011 were accepted as amended by a vote of 6-0. M. Jamiel abstained as she was not in attendance at the meeting.

Minutes of August 1, 2011

On a motion by A. Asselin, seconded by J. Piepowski, the minutes were accepted by a vote of 6-0. M. Jamiel abstained because she was not present at the meeting.

Administrative Matters:

Zoning Board: W. Nash reported a request for a Special Use Permit at 84 Cutler Street owned by Andy Arruda for Gareth Conner to manufacture equipment to control scenery for theatrical productions.

Also, a variance was denied for an oversized shed. W. Nash will follow up on this issue.

The meeting was adjourned at 8:17 PM. on a motion by A. Asselin, seconded by E. Stanley.

Respectfully submitted,

Catherine Gresh
Recording Secretary