

**WARREN PLANNING BOARD
MINUTES
MARCH 26, 2011**

The regular scheduled meeting of the Warren Planning Board began at 7:00 PM. Present were F. Massie, J. Piepowski, E. Stanley, M. Jamiel, C. Thibaudeau, R. Mello, and Douglas Kallfelz. M. Heald arrived at 7:30 pm. R. Silva was absent. Also present were W. Nash, Attorney S. Federico, and Town Planner Caroline Wells.

Waterfront Overlay District Development Plan Review:

Water Street Warren, LLC, Albert Biloudeau, owner and applicant; 279 Water Street; Plat 4, Lot 96; proposal to make modifications to a previously approved plan; specifically, changes/modifications to the ADA ramps for buildings B and C.

Since Albert Biloudeau was not present, C. Thibaudeau moved to table the application and require him to return to the building official to be placed on the next meeting agenda. Seconded by R. Mello, approved unanimously.

Minutes of January 23, 2012

On a motion by R. Mello seconded by D. Kallfelz the minutes were unanimously approved.

Old Business:

Previous legal decisions produced by Attorneys Anthony DeSisto and Stephanie Federico were reviewed. Chairman F. Massie requested these and future written legal decisions be made available at the Town Hall for Planning Board and public review.

Wightman's Farm, LLC, owner and applicant; 560 Metacom Avenue; Plat 13C, Lot 157; Recommendation to Warren Town Council regarding Comprehensive Plan – Future Land Use Map Amendment (continued from January 23, 2012).

A letter from Bruce Cox, attorney for Wightman's Farm LLC, was read into the record requesting a continuance for the Planning Board to hear a rezoning approval at the May Board meeting. Chairman Massie noted that, as promised by Robert Avila and his attorney, a full site plan for the entire parcel will be presented for review when the request is next brought forward. C. Thibaudeau moved to table this issue until the Tuesday, May 29 meeting. R. Mello seconded, all were in favor.

New Business:

Ocean State Plaza, MEGL Realty, owners; The Stop and Shop Supermarket Co., applicant; 601 Metacom Avenue; Plat B, Lots 333, 334, & 336; Proposed Fuel Facility; Final Plan

Attorney John Mancini, representing Stop and Shop, came before the Planning Board for Final Plan review. W. Nash represented the plan is certified complete as of March 21, 2012. Mr. Mancini made a presentation regarding a "Tree Filter" that has been added in two locations in lieu of detention basins. These Tree Filters were suggested and approved by the RI Department of Environmental Management (DEM) as providing better environmental protection than the originally proposed detention basins.

Connor Nagle, the applicant's engineer explained how the Tree Filtration System works. The tree's root system helps diffuse pollutants before they enter the drainage system, ensuring a cleaner outflow since the original plan had no biofilters. These are basically trees in a basin which function for about 10 years, after which they are replaced per the maintenance provision. According to Mr. Nagle DEM noted that these Tree Filter Systems enhance the removal of hydrocarbons.

Mr. Mancini and Mr. Nash indicated that the Town's Engineer, Sean Martin, had reviewed and approved of the revised Storm Water Prevention Plan. Chairman Massie summarized Sean Martin's memo. Tree Box Filters have enhanced the treatment capabilities. The design also includes a valve that will allow the pipe connection from the proposed drainage structures to be isolated from the shopping center drainage system in the event of a relatively minor spill. The inclusion of the valve provides an additional method to control spills that could occur at the fuel station and the adjacent driveway.

J. Piepowski questioned if the shut off valve had to be shut off by an employee, and whether it was part of the training. Mr. Mancini affirmed these issues. Mr. Nagel indicated there is a 24-hour leak detection system with an alarm in case of any spills. If there is a leak, the Town is notified, as well as Bristol County Water Authority. Zoning will limit the S&S Gas Stations hours to 6:00 am. until 11:00 pm.

M. Jamiel made a motion to approve the Final Plan as presented. C. Thibaudeau seconded and all were in favor.

Discussion and Certification that the 2012 Proposed Priorities for the Community Development Block Grant Application conform to the Comprehensive Plan.

Town Planner Caroline Wells made a presentation of Warren's priorities for the Federally-subsidized Community Development Block Grants and discussed the various priorities for Jamiel's Park Remediation, for which she has obtained and is in the process of obtaining multiple grants to provide for phase 3 of the remediation. Ms. Wells discussed the storefront grants, town-wide home repair grants and the other Block Grant applications intended for community development. Final approval of the grant choices rests with a state committee.

Should all the applicants be listed as per her memo?

J. Piepowski made a motion to affirm/certify that the Community Development Block Grant applications as proposed conform to the Comprehensive Plan. M. Jamiel seconded the motion and all were in favor.

Administrative Matters:

Chairman Massie summarized the Grow Smart Workshop he attended and encouraged Planning Board members to attend the next one. Many of the Administrative Matters on the agenda are a result of the workshop.

Chairman Massie affirmed that materials for Planning Board packages shall be prepared 1 week prior to the regularly scheduled Planning Board meeting. Planning Board members shall receive all meeting-related information no later than Thursday, but ideally prior to then.

Chairman Massie requested the Board vote that, moving forward, the Planning Board will not accept any new documents or exhibits not included in the pre-meeting information from applicants at the meeting. An applicant must present all information to the building officer no later than the Monday prior to the meeting. After discussion, Attorney Federico stated she will research the matter of accepting documents from the public and the process by which the Planning Board shall accept and review those documents. Attorney Federico suggested Chairman Massie place the issue of policies and procedures on the agenda.

After a lengthy discussion regarding time limits on the public comment period, it was suggested by Attorney Federico that she will draft language regarding witnesses and public comments which may serve as the chairperson's instructions for proceeding during a public hearing. M. Jamiel suggested as a managerial procedure, the chairperson could indicate that if a member of the public had a presentation that was longer than three minutes, typically the norm, to notify the chair at the beginning of the public comments. However, the Chair would urge members of the public to keep comments concise, so others may be able to speak.

The Board also discussed public access to procedures, minutes and decisions. The minutes are a record, but Decisions need to be made public and available at the next meeting.

There was also a discussion regarding the current curfew of 11:00 pm, but no changes were ultimately suggested.

C. Thibaudeau moved to adjourn, D. Kallfelz seconded.
The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Catherine Gresh
Recording Secretary