

**WARREN PLANNING BOARD  
MINUTES  
JULY 23, 2012**

The regular scheduled meeting of the Warren Planning Board began at 7:00 PM. Present were F. Massie, J. Piepowski, R. Silva, M. Heald, D. Kallfelz, and M. Rousseau. M. Jamiel, C. Thibaudeau, and R. Mello were absent. Also present were W. Nash, Attorney S. Federico, Town Planner Caroline Wells, Attorney William Dennis, Edward J. Cox, and Councilman Davison Bolster of the Warren Town Council.

**Public Hearings:**

**840 Main Street, LLC**, owner and applicant; 840 Main Street; Plat 15B, Lot 20; *Recommendation to the Warren Town Council* regarding a Zoning Map/Ordinance Amendment request to change the zoning district from R-10 to Village Business.

On a motion from J. Piepowski, seconded by R. Silva, the public hearing was opened.

After receiving testimony from the applicant's attorney and the applicant, and with no public testimony offered either for or against the request, Planning Board members discussed the application with the applicant.

On a motion by J. Piepowski, seconded by D. Kallfelz, the public hearing was closed.

A motion was made by M. Rousseau, seconded by J. Piepowski, to recommend the Warren Town Council approve the Zoning Map/Ordinance Amendment request to change the zoning district from R-10 to Village Business. Approved unanimously.

**Minutes of June 25, 2012**

On a motion by D. Kallfelz, seconded by J. Piepowski, the minutes were unanimously approved as corrected. Chairman Massie mentioned the Wightman's Farm report prepared by Attorney Bruce Cox was shortened and will be made available.

**New Business:**

**The Warren Hazard Mitigation Plan** was presented to the Planning Board by Town Planner Caroline Wells for Board review prior to the meeting. Based on their review, the Board noted the need for several revisions to the Plan's section **5.0 Hazard Mitigation Policies and Actions** (pages 29 & 30). Specifically:

**Action 2 & 9** – Extensive street flooding occurring after significant rainfalls in the 103/114 street area adjacent to the side entrance to the American Tourister complex must be specifically addressed. As this roadway is a designated escape route in times of emergency, and, as the street flooding during a storm could prevent the use of this route, the Planning Board strongly recommends immediate corrective action, taken in concert with the Rhode Island Department of Transportation, must be a priority of the Hazard Mitigation Plan and this must be reflected in the Plan.

**Action 4** – The noted public education series must include a section, developed after reviewing common insurance industry requirements detailing steps residents may take to minimize their personal liability for wind damage during hurricanes and/or other high wind situations.

**Action 5** – The Town must develop a tree ordinance that will guide the Town and National Grid in tree-trimming to minimize damage to above-ground utility wires and poles during significant storm events.

**Action 13 & 18** – The Plan must reflect the current Fire Department/emergency communications infrastructure relative to a satellite/cell communications center and towers.

M. Rousseau made a motion, seconded by D. Kallfelz, to recommend the Warren Town Council accept the Hazard Mitigation Plan with inclusion of the revisions noted above. The motion was approved unanimously.

**The Metacom Corridor Plan** and a related Memorandum, dated July 19, 2012, was presented to the Planning Board by Town Planner Caroline Wells for Board review prior to the meeting. Based on their review, and with testimony from Town Councilor Davison Bolster, the Planning Board, recommended the following revisions to the Corridor Plan:

- 1) Strongly support the Plan/Memorandum request for the Rhode Island Department of Transportation (RIDOT) to analyze the feasibility of a center, two-way, turn lane and reduce the North South traffic lanes to one lane each. This does not include the Plan's recommended bike lanes suggested by the Plan's consultants. In addition, change the two streets, allowing one-way, two-lane traffic between Libby Lane and Child Street to one lane with one turning lane. All of the above are recommended as a means of minimizing traffic accidents and creating more consistent traffic flow in line with Route 136 to the North and the Bristol section of Metacom Avenue to the South of the Warren Corridor.
- 2) Note that the implementation of the recommendation above is part of, and dependent upon, a larger Plan/RIDOT analysis regarding the reduction/consolidation of curb cuts and traffic signal spacing.
- 3) Consideration of the street between Libby Lane and Child Street as Village Business, as this current Northern gateway to the Town is a mix of unattractive, non-conforming, residential and commercial buildings, many of which crowd closely onto Metacom, often obstructing pedestrian passage. A motion was made by R. Silva, seconded by J. Piepowski to study making that area one lane traffic with one lane for turning. Approved 6 – 0 for further study.
- 4) Existing Conditions language noted in the Plan must be updated to reflect changes occurring since the Plan's last revision i.e., Stop & Shop gas station approval, Ferazano's Flwers replacement by new auto parts store, Wightman's Farm status.

A motion was made by R. Silva, seconded by M. Rousseau to recommend the Warren Town Council accept the Metacom Corridor Plan. Approved unanimously.

**Reports:** Caroline Wells reported the Comprehensive Plan revision is progressing on schedule.

**Administrative Matters:**

W. Nash and Attorney Federico presented a clarification of methodology of receiving items from the public. At issue is fairness to the public and publicizing the new Planning Board policy. She will revise the wording and present at the next meeting.

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

Catherine Gresh  
Recording Secretary