

**WARREN PLANNING BOARD  
MINUTES  
February 25, 2013**

The regular meeting of the Warren Planning Board began at 7:02 PM. Present were F. Massie, J. Piepowski, C. Thibaudeau, M. Heald, D. Kallfelz, and R. Silva. Absent were R. Mello, B. Heckert, and M. Rousseau. Also present were Fire Chief Galinelli and Attorney S. Federico.

A quorum was present for the meeting.

**Approval of Minutes:**

On a motion by R. Silva, seconded by C. Thibaudeau, the minutes for the regular scheduled meeting on Jan. 28, 2013 were approved.

**Old Business:**

Proposed zoning ordinance amendment to 32-89 – Setback from Wetlands and Water Bodies. Proposal is to modify existing language relative to setbacks from wetlands. **Recommendation** to the Warren Town Council. **Continued from Jan. 28, 2013. This item will be continued to the March 25, 2013 regular meeting.**

Attorney Federico noted the Town was working on revising the amendment language as requested by the Planning Board. However, a recent communication from the Rhode Island Department of Environmental Management (DEM) indicates that the DEM and State law may significantly impact the Town's ability to address the setback language. Rather, the Town may end up adopting existing and relevant State law and DEM regulatory oversight. The Town Planner and Solicitor will provide a report on this situation at the Next Planning Board meeting.

**New Business:**

Request from **Rockland Acres** – William Rodrigues, Jr. – owner and applicant; Land off Touisset Road; Plat 17, Lot 175; Request to modify the **Final Plan Approval** relative to removing the requirement under **Article III – Design Standards for Subdivision Construction – Section III-13 – Fire Safety** – to install fire sprinklers.

As no one was present representing the owner and applicant, Chairman Massie read the petition by Attorney Bruce Cox to release the sprinkler requirement for the Rockland Acres project.

As the petition written by Attorney Cox referenced Warren Fire Chief Galinelli's opinion, the Chief noted the petition did not accurately reflect his views. Chief Galinelli believes the petition's inference is that he supports the owner/applicants request to eliminate the current requirement for sprinkler systems in homes in the Rockland Acres subdivision. The Chief noted he supports sprinkler systems in areas of Town that are not served by water mains and fire hydrants, and as called for in the Town's regulations. While there is a 10,000 gallon holding tank for use in fighting fires in the subdivision and elsewhere in the area, the Chief does not believe that the simple existence can be used as a reason to eliminate sprinklers in the subdivision. He noted that the holding tank is not full now and there is no specific language calling for its ongoing maintenance and filling in the subdivision agreement. The Chief also noted that the tank's placement is inconvenient for access by fire tanker trucks. He also noted that new homes built along Touisset Road over the past 10 years were required to have sprinkler systems and, when the home builders fought this requirement, the State courts upheld the Town's requirement and the systems were installed.

After hearing testimony by Fire Chief Galinelli and without anyone present to represent the interests of the owner/applicant, Attorney Federico recommended the Board deny the Petition without prejudice, allowing the applicants to re-petition in the future. J. Piepowski made the motion to deny without prejudice, and R. Silva seconded. Passed unanimously.

On a motion by C. Thibaudeau, seconded by R. Silva, the meeting was adjourned at 7:30 PM.

Respectfully submitted,

Catherine Gresh  
Recording Secretary