

**WARREN PLANNING BOARD
MINUTES
April 22, 2013**

The regular meeting of the Warren Planning Board began at 7:00 PM. Present were F. Massie, J. Piepowski, C. Thibaudeau, D. Kallfelz, M. Heald, R. Mello, B. Heckert, and Steven Thompson. Absent was R. Silva. Also present were Town Building Official W. Nash, Attorney S. Federico, Attorney Bruce Cox, and Fire Chief Al Gallinelli.

New Planning Board member Steven Thompson was introduced and welcomed by Chairman Fred Massie.

There is a quorum for this meeting.

Approval of Minutes:

On a motion by J. Piepowski, seconded by R. Mello, the minutes for the regular scheduled meeting on March 25, 2013 were approved.

Old 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. Continued from March 25, 2013

Attorney Bruce Cox distributed copies of the standards received by the project engineer from the Fire Marshall to Planning Board members. Of note are the requirement of a 30,000 gal capacity holding tank or cistern, as well as a distance not to exceed 2200 feet truck travel distance of the cistern from the nearest lot line of the furthest lot. With the installation of the current 10,000 gallon tank for Phase One of the Rockland Acres project, Mr. Cox believes that this is adequate for the projected 6 homes in Phase One, with the second, 20,000 gallon cistern to be constructed when Phase Two begins. This would be made available to the town of Warren to use in fire situations, if stipulated in the amendment to the ordinance, thus resulting in a benefit to the town of Warren.

Attorney Federico cautioned that it is up to the Planning Board to amend the ordinance, which is a multi-step process requiring advertising and a Public Hearing on the matter. According to the ordinance of 2002, houses built before the ordinance were not required to have sprinklers, but those in subdivisions after the passage of the ordinance must have sprinklers. Currently over 200 houses in the area are in need of water for fire fighting.

Fire Chief Galinelli affirmed there are some houses in Swansea and Rehoboth areas currently with cisterns, like the Touisset area. A 30,000 gallon capacity is an asset, however he stated he prefers sprinklers due to the immediacy of water provided over any other type of fire fighting method.

Chairman Massie spoke of over 100 houses using a well for drinking water, which could be used for fire fighting, but if they are drawn down too deeply, it will impact the well and contaminate the water supply, causing a health hazard.

Attorney Federico clarified that the issue is under the jurisdiction of the Fire Chief and the Board has two choices: to act of the original request of the applicant; or have the applicant withdraw the request, hold a hearing to amend the rules and regulations, setting a precedent.

Discussion revolved around the issue of public safety, individual liability, and the problems associated with the town mandating control of the holding tanks.

No motion was made to approve the amendment.

A motion was made by D. Kallfelz, seconded by J. Piepowski, to deny modifying the Final Plan Approval to remove the requirement for sprinklers. Passed unanimously.

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

Catherine Gresh
Recording Secretary