



TOWN OF WARREN
PLANNING BOARD

MINUTES
June 24, 2013

The June meeting of the Warren Planning Board began at 7:00 PM. Present were F. Massie, R. Mello, B. Heckert, S. Thompson, and R. Silva. Absent were J. Piepowski, M. Heald, C. Thibaudeau, and D. Kallfelz. Also present were Town Building Official W. Nash, Town Planner Caroline Wells and Town Attorney Stephanie Federico.

There was a quorum of Board members for this meeting.

Approval of Minutes:

On a motion by R. Silva, seconded by R. Mello, the minutes for the May meeting held on June 3, 2013 were approved.

New Business:

- 1. Rockland Acres/ William Rodrigues;** land off Touisset Road; *request for bond release.*

In a June 7, 2013 memorandum concerning the request for bond release for the Rockland Acres development, Shawn Martin (the Town's engineering reviewer) detailed a number of items observed by Mr. Martin as incomplete, deficient, or deviating from the approved plans for Rockland Acres. The memo was addressed to William Nash, Administrative Officer and copied to Public Works Director John Massed. Mr. Martin noted that the cost to address these items totaled \$10,800. However, based on a June 18, 2013 memorandum from Mr. Massed to Mr. Nash and copied to the Planning Board, Mr. Massed noted his recommendation to accept a release of

\$35,500 of the remaining Rockland Acres Bond, retaining only \$3,500 until underground wiring is complete. Chairman Massie questioned Mr. Nash and applicant Mr. William Rodrigues as to the status of the items totaling \$10,800 and listed by Mr. Martin. According to Mr. Nash and Mr. Rodrigues, all of the items noted by Mr. Martin were addressed after Mr. Martin's memorandum and prior to the Planning Board meeting, and the \$3,500 for underground wiring was the only outstanding issue. Given this, a motion was made by B. Heckert, seconded by S. Thompson to approve the request for bond release, retaining \$3,500 until the underground wiring is complete. The vote was unanimous.

2. Paul Court/ Colin Place subdivision; JPS Development, owners; land off Paul Court; *request for bond release.*

A June 17, 2013 memorandum from Shawn Martin of Fuss & O'Neill to William Nash detailed issues with the Paul Court/Colin Place subdivision As-Built Plans. The memorandum was copied to Public Works Director John Massed. Mr. Martin noted the total cost to address the outstanding issues at \$5,700. However, based on a June 18, 2013 memorandum from John Massed to Mr. Nash and copied to the Planning Board, Mr. Massed noted his recommendation to accept a release of \$36,300 release of the remaining Rockland Bond, retaining \$3,700 to address the remaining outstanding issues. Chairman Massie and R. Mello questioned the discrepancy between the \$5,700 total in Mr. Martin's memorandum and the \$3,700 recommended by Mr. Massed. Mr. Nash and Mr. Joe Jackson, (the developer), stated that a number of the issues noted in Mr. Martin's memorandum were addressed after Mr. Martin's memorandum and prior to the Planning Board meeting, leaving only items totaling \$3,700 remaining to be addressed. Thus, a motion was made by B. Heckert, seconded by R. Silva to approve the bond release of \$36,300 with \$3,700 to be held until completion of the outstanding work. The vote was unanimous.

3. Cicione and Associates; *Recommendation to the Warren Town Council relative to a Zoning Ordinance Amendment to sections 32-46 through 32-57 (Use Tables) effectively allowing certain uses as a matter of right in all Manufacturing Zones.*

Attorney Matthew Fabisch, representing Cicione & Associates, spoke on behalf of the requested Zoning Ordinance Amendment. Mr. Fabisch requested that Manufacturing Zones be permitted some uses currently allowed under Business Zones. Chairman Massie thanked Mr. Fabisch for the detailed plan and for its attempt to conform with the Town's current, but outdated, Comprehensive Plan. Because the new Comprehensive Plan is currently in revision, any recommended changes to the Manufacturing Zone are premature. Chairman Massie asked that the recommendation be reviewed by Town Planner Caroline Wells and considered within the development of new Comprehensive Plan revisions. A motion was made by R. Silva, seconded by B. Heckert, to recommend this through a letter to the Town Council. Unanimously approved.

The meeting was adjourned at 7:30 PM.

Respectfully submitted,

Catherine Gresh

Recording Secretary
