

**TOWN OF WARREN
PLANNING BOARD
Minutes of the November 10, 2014 Meeting**

The Warren Planning Board held a Regular Meeting at the Warren Town Hall on November 10, 2014, at 7:00 p.m. The meeting had a quorum. Present members were C. Thibaudeau, J. Piepowski, B. Heckert, S. Thompson, D. Kallfelz and S. Piper. Absent were R. Mello and F. Massie.

Discussion and Action on Decision to Approve Preliminary Plan for the Tourister Mill Development (Plat 1, Lot 4 and Assessor's Map 2, Lots 1, 2, and 19)

John McCoy, attorney for Brady Sullivan and the Tourister Mill Development opened the presentation. Bruce Hagerman, Crossman Engineering, discussed revisions to the entrance layout and requested a letter of support from the Planning Director. D. Kallfelz said that the design plan should provide some relief on the parking islands. J. Piepowski said that they should have a landscape plan with photos of trees. The Town's engineer, Shawn Martin, added that Fuss & O'Neill is not dictating the landscape requirements. The landscape design can add to the tree canopy without affecting the historic district tax credit process. S. Piper added that prior to the final plan, they should demonstrate that they are avoiding electrical wires and that the trees will have the room to grow up. S. Thompson added that relocate 2 of the 3 spaces. Based on a motion from D. Kallfelz and seconded by S. Piper, the Planning Board voted to approve the Preliminary Plan with the following conditions:

- Propose an expansion of the Main Street access points to 34 and 35 feet wide to the Rhode Island Department of Transportation;
- Reach a suitable agreement between the project developers, Brady Sullivan, and the Town of Warren to design and apportion all costs for needed upgrades to the wastewater infrastructure prior to the submittal for Final Plan approval;
- Submit a revised traffic plan.
- Relocate two of the three parking spaces on the eastern side of the development (along Sisson Street) to conserve view corridors from side streets similar to the Master Plan;
- Submit a plan with photos of the tree canopy at maturity to avoid electrical lines, reduce heat island effect and to ensure long term viability prior to submission for Final Plan approval; and

The Planning Board voted 5-1 in favor of the motion. J. Piepowski, B. Heckert, S. Thompson, D. Kallfelz and S. Piper voted in favor of the motion. C. Thibaudeau voted against the motion.

With all business concluded, the Planning Board voted to adjourn at 7:40 p.m.

Submitted by C. Wells