

WARREN ZONING BOARD
MINUTES
JUNE 20, 2012

The regular meeting of the Warren Zoning Board was called to order at 7:00 by Chairman M. Gerhardt. Also present, A. Harrington, Vice Chairman, P. Attemann, S. Calenda, A. Ellis and M. Smiley.

1. PUBLIC HEARINGS:

APPLICATION 12-10 – Fat Belly’s Irish Pub applicant, Oganis & Haznat Pagesian, owners, 632 Metacom Ave – Plat 13 D Lots 194 & 446

Dimensional Variance – Section 32-115(b) Continued from the May 16, 2012 meeting
No modifications from the prior application being made.

They are reducing size of signage although this wasn’t noted on the revised application. M. Gerhardt asks pleasure of committee to continue forward. S. Calenda - no objection to continue, seconded by P. Attemann. Architect Spencer McComb presents new proposal. M Gerhardt requests consciences on the revised proposal as made- move the free standing on the road, reinstate Fat Belly sign over the door at a dimension of approx. 14 sq. ft., recalculate the size of the signs that are on the banner to coordinate with our ordinance. M Gerhardt asks if there is a motion to accept on Application 12-10 as amended - S. Calenda make a Motion to approve Application 12-10 as amended, for the variance of their signage with a finding and fact that their architect and applicant have presented, will fit into this neighborhood, it is consistent with the surrounding signage, it will not cause any type of a hazard and it will fit with the long term plans of the extending project that’s going on with Metacom Ave. With the condition that they reduce sign #6 to 14 sq. ft., the logo is within 3’ 6”, they recalculate signage according to our ordinance, they take into account the spacing in between the letters, Seconded by, A. Ellis. Motion is unanimous.

APPLICATION 12-14 – Sampson, Thomas & Susan, applicants, MMF Realty LLC, owner, 91 Main St – Plat 1 Lot 4 & Plat 2 Lots 1,2 & 19.

Special Use Permit – Section 32-53 To Operate a specialty retail business in excess of 1500 sq ft in a portion of an existing building.

S. Calenda makes a Motion to approve Application 12-14 Special Use Permit, the location to be 91 Main St or referred to as the American Tourister building the business being referred to as, Yesterday’s News applicant purposes to operate a retail business in excess of 1500 sq. ft. in a portion of the existing building, after hearing testimony from the applicant and hearing some comments from the public comment for the public, my motion, I approve that the special use permit be granted that is will not cause any type of undue hardship in the neighborhood , it will be conducive with the continuing plan of the American Tourister building and it will also be conducive with the general character of the surrounding area and also conform with what’s being done down there and in existence today. M. Gerhardt – My on the condition the signage be conforming with the ordinance. P. Atteman - The space anticipated is 3750 sq.ft. B. Nash – contact his office with a drawing of the space which they are going

to exist in. Also the applicant should contact Mike Miniskey in regard to signage and parking along with a couple of other peripheral issues. Seconded by, A. Harrington. Motion is unanimous.

2: ADMINISTRATIVE MATTERS:

DISCUSSION OF VACANT SECRETARY – A. Harrington moves to name Rhonda Fortin the recording secretary for the Zoning Board indefinitely. Seconded by, S. Calenda. Motion is unanimous.

DISCUSSION OF LIAISON WITH TOWN COUNCIL – Letter to be drafted to the Town Council for M. Gerhardt's signature, suggesting that a liaison to the ordinance redrafting be appointed from the Zoning Board and that be Andrew Ellis.

DISCUSSION ON SIGNAGE PROVISIONS – M. Gerhardt would like reasonable notes to be taken not just minutes. S. Federico – will have a paralegal will put this into detail.

NOTIFICATION of Open Government Summit to be held at Roger Williams University 7/27/2012 from 9:00 am – 12:30 pm, S. Federico suggest this will be a very informative year if any board member would like to attend.

CONSIDERATION of items for future agendas :

- A. A. Ellis - Discussion on documentation which would signify they are from official board when doing inspections. M. Gerhardt- it came up last year, Sec. 4-1 says inspection of property subject of subdivision or zoning application. M. Gerhardt requests a copy of Sec. 4-1 be sent out in the next packet.

APPROVAL OF MINUTES – May 16, 2012 meeting. P. Atteman - move to approval minutes. Seconded by, S. Calenda. Motion is unanimous.

Motion to Adjourn meeting at 8:30 pm by S. Calenda. Seconded by, P. Atteman. Adjourned.

Respectfully submitted

Rhonda Lee Fortin
Secretary