

**WARREN ZONING BOARD OF REVIEW**  
**May 28, 2014**  
**Minutes**

A Special meeting of the Warren Zoning Board was called to order at 7:36 pm by Chairman A. Harrington. Also present Vice Chair S. Calenda, P. Attemann, M. Smiley, A. Ellis and 2<sup>nd</sup> Alternate W. Barrett Holby, Jr.

Solicitor Federico explained that although this was advertised appropriately there was a transposition in one of the section numbers for **Application #14-16, request for a Variance from sections 32-78, 32-100(A) & (E)(3), 32-105, 32-106(A) and 32-109**, therefore this will be re-advertising and heard at a later date.

**Application #14-15; Tourister Mill LLC**, owner and applicant; 91 Main St; plat map 1, lot 4 and plat map 2, lots 1, 2, & 19; request for a Special Use Permit from sections 32-47, 32-56 and 32-74 of the Warren Zoning Ordinance to construct a mixed-use development with 290 residential apartments and approximately 93,839 sq. ft. of commercial business and office space.

John McCoy, represented Tourister Mill LLC, owner and applicant, 91 Main St, Plat 1 Lot 4 & Plat 2 Lots 1,2 & 19, request for Special Use Permit from sections 32-47, 32-56 and 32-74, to construct a mixed-use development with 290 residential rental apartments and approximately 93,839 sq. ft. of commercial business and office space.

Chris Starr, a member of the Tourister Mill LLC, gave testimony that initially, the housing that is to be created in Phase I and Phase II will be rental apartments, but they could be converted to condominiums should marketing conditions dictate that. However, Phase I would be rental for at least 5 year period per the federal tax credit. Cliental tend to be young professionals, singles, empty nesters, they do not tend to get families but just a handful.

Mr. Bruce Hagerman of Crossman Engineering, 151 Centerville Road, Warwick, RI 02886, gave a presentation overview. There are currently two access driveways to Main St. Currently, Davis St., Bowen St., Sisson St., and Summer St. are blocked off however there are intensions to open these up to pedestrian traffic and Davis St. for emergency access only. This site currently has access to water, sewer, electric and communications. The sea wall is in need of repair and it is a part of their application to CRMC. The projected dates of this project are as follows: Phase I start date is June 2014 with a completion date of August 2015. Phase II start date is September 2016 with a completion date of September 2017. There will be a total of 742 parking spaces in total of which 471 parking spaces for residents will be located in and outside. The inside parking will be assigned. The parking spaces will be 9' wide by 18' long. All chain-link fencing is to be removed.

Russell Crossman of Crossman Engineering, 151 Centerville Road, Warwick, RI 02886, gave testimony to the traffic flow. There was a study done with a projection of how the traffic would be flowing to and from the area. The name of the study done was Tech Data 153 by the State of Rhode Island. Peak AM hour are considered 7:15 – 8:15, peak PM hours are considered 4:15 – 5:15. He also stated that they will need to submit the traffic study to the State of RI DOT

for their approval as they do not want an overburden or drainage placed on their road ways. This study was conducted in November prior to Thanksgiving while school was in session on Tuesdays and Thursdays.

Paul Satas of Architectura, Inc., 1005 Main St., Pawtucket, RI gave testimony to this project being in the flood zone and stated there can be no residential units on the first floor. The residential units will be either like a townhouse suites or they will have just 1 to 2 bedrooms. He also gave a detailed explanation of the proposed unites. The sky bridge supplies a somewhat transparent access to the second stairwell that is required by code.

**Public Comment:**

Dawn Gifford, 147 Water St, Warren, owner of property at the corner of Water and Bowen Streets, stated that her biggest concern is parking. She also inquired whether there would be municipal parking available and where they would be disposing of the snow in the winter. She also asked what market rate means. Chris Starr a member of the Tourister Mill LLC, explained there would be no rental restrictions and the rental range would be \$995.00 - \$1800.00 with the average being \$1300.00

Chair Harrington requested a five minute recess.

**It was moved by A. Ellis to approve, Application #14-15; Tourister Mill LLC**, owner and applicant; 91 Main St; plat map 1, lot 4 and plat map 2, lots 1, 2, & 19, located within the special district, business district as well as the Waterfront Overlay District, they are seeking a Special Use Permit from sections 32-47, 32-56 and 32-74 of the Warren Zoning Ordinance. The special use that they are requesting is to have apartments developed within a special district. They are also seeking to have the accessory use of sewerage pumping station within that district. They are also seeking to expand in a non-conforming use less than a 25 percent. Based on the testimony that we've heard and the discussion of the Board, we have a finding of fact that this Special Use application will in fact be compatible with neighboring land uses, the proposed development has a mix of residential and commercial uses which reflect the adjacent properties also the activities that occur within the waterfront district and the proposed use as a business will be for small scaled local businesses that are compatible the already existing businesses operating in this area. The application is not going to create a nuisance or a hazard in the neighborhood. We've heard testimony from the applicant's expert that a traffic study has been performed and has demonstrated that the traffic flow proposed will not worsen the conditions in this neighborhood and in fact they are going to be improving the existing structure making the entire property safer for the community. This application will also be compatible with comprehensive plan with respect to the re-use of existing buildings, re-use of the main mill and out buildings and also they are promoting economic development which is a goal of the comprehensive plan, certainly this falls the bounds of bringing economic development to the Town. Finally, the finding that the public convenience and welfare will be served by this project specifically that the development is going to supply public access through and around the site, brought use of the businesses and faculties developing and also serve as a historic structure for the Town of Warren. This approval will be conditional on the approvals from CRMC, DEM, Planning Board, DPW, Sewer, Public Safety (Warren Police and Fire departments), any and all

other necessary approvals that would be needed. Second by S. Calenda. Yea - Chair A. Harrington, Vice Chair S. Calenda, P. Attemann, M. Smiley and A. Ellis.

**Application #14-16; Tourister Mill LLC**, owner and applicant; 91 Main St; plat map 1, lot 4 and plat map 2, lots 1, 2, & 19; request for a Variance from sections 32-78, 32-100(A) & (E)(3), 32-105, 32-106(A) and 32-109 of the Warren Zoning Ordinance to construct a mixed-use development and make modifications, additions, and renovations that require several variances as listed in the application.

(SEE ABOVE)

**Adjourn** – Vice Chair S. Calenda moved to adjourn the special meeting at 10:00 PM. Second by M. Smiley. Yea - Chair A. Harrington, Vice Chair S. Calenda, P. Attemann, M. Smiley and A. Ellis.

Respectfully submitted,

Rhonda Lee Fortin  
Secretary