

WARREN VOLUNTARY HISTORIC DISTRICT COMMITTEE

Minutes of January 6, 2009 Special Meeting

Warren Town Hall, 2nd Floor

6:00 pm

www.wvhdc.org

Attendees: BG (Ret.) Richard J. Valente, Edward J. Theberge, Eileen Collins, Janet O'Brien, and John DaSilva. Chris Fuller attended as an abutter and recused himself as a member of the board.

Absent: Patricia Read

Location: Town Council Chambers, Warren Town Hall

1. Meeting called to order at 6:04 p.m.

2. New Business

(a) Review of 279 Water Street Construction Project

The meeting was convened at the request of the Planning Board in order to obtain

Recommendations regarding the construction of a building to serve as a restaurant (Three Rivers) at 279 Water Street.

Also present were property owner Anthony Rongione, project

manager Matthew Antonio and architect Spencer McCombe from the New Collaborative Architects. Planning Board members Jane MacDougall and Andre Asselin also participated as did Harbor Commission Chairman William Kemp. Several abutters were also present.

The first order of business was a summary from Mr. Theberge of what had occurred at the

Planning Board Meeting. Mr. Theberge said at that time the design was presented and that the

design represented “a railroad station design.” The meeting of the WVHDC was to determine if

the design was appropriate to the waterfront and to offer recommendations to the Planning Board before its next meeting.

Mr. McCombe explained that the project was a year old and that the property had recently

changed hands. The previous design was for a three story building, but now it consisted of one floor.

Mr. McCombe distributed copies of the design and explained that other changes had been made

such as roof pitch and the addition of a cupola to conceal the kitchen

exhaust system.

He told the committee he had researched other waterfront buildings and concluded that this

“simple” design was similar to those structures.

Mr. Theberge said he approved of the overall building concept. “I think it’s great,” he said,

However, he and other committee members asked several questions including the composition of the walkway which Mr. Antonio informed them would be “capped by clamshells.”

In answer to the question, Mr. Antonio explained that a four-foot black chain link fence would be erected along the seawall for protection.

Ms. Collins said while she understood the need for fencing, she did not approve of chain link as

Warren already has too much chain link.

“We can all agree to look at something other than chain link fencing,” said Mr. Antonio.

Much of the discussion concerned the Dumpster which is to be located in the front of the

building in clear view of passersby.

However, Mr. Rongione said the 62-inch high Dumpster will be hidden from view

by cedar fending and plantings such as shrubs and pampas grass.

Mr. DaSilva said in his opinion there was a lack of symmetry in the placement of the cupola

and the absence of a second door on the southeast section of the building. Mr. McCombe

replied that the placement of the cupola was critical in order to conceal the exhaust fan.

Other questions and answers dealt with the overhang, public access walkway, window and roof

materials, the loading area, patio surface and drainage.

Mr. Theberge made a motion to approve the design as presented with conditions. Those

conditions are:

1) Gutter to be round rather than square – Mr. DaSilva opposed this condition

2) The size and the placement of cupola be erected as presented

3) Fencing on the south side not be chain link

4) Adequate concealment for the Dumpster and that the concealment be made of wood

appropriate to the area and to include landscaping.

5) A second door be installed on the east façade to mimic that on the

southeast corner.

The motion was seconded by Ms. Collins and passed unanimously.

The WHDC will send a letter of recommendation to the Planning Board. The letter will include the above conditions.

3. Adjournment

The meeting adjourned at 7:40 p.m.