

WARREN VOLUNTARY HISTORIC DISTRICT COMMITTEE

Minutes of February 28, 2014 Meeting

Warren Town Hall, 2nd Floor

7:30 pm

Attendees: BG (Ret.) Richard J. Valente, Eileen Collins, Edward J. Theberge, Patricia Read and Steven Thompson

Absent: John Sheridan

Location: Council Chambers, Warren Town Hall

1 - Call to Order:

The meeting was called to order at 5:10 p.m. by Chairman Valente.

2 - New Business:

a. American Tourister Plan Review – recommendation to Planning Board

(S. Thompson and E. Collins recused themselves from any vote.)

Chris Starr, representing the developers, offered opening remarks consisting of an

overview of the plan. The goal of the project is 316 rental units

with commercial space on

the first floor. The plan differs from previous plans as there is more proposed commercial

space and two phases to the project. Phase I – primarily the main building which will

contain 210 units. Phase II – on the site of the existing industrial building will contain

106 units.

The time line is as follows:

- 1) Master Plan approval**
- 2) Preliminary Plan approval**
- 3) Final approval on the Town management level**
- 4) Financing**
- 5) 12 -14 month construction period**
- 6) Rental Phase**
- 7) By early 2016 additional rental phase**
- 8) Begin Phase II which will include demolition**

In answer to the enquiry as to the type of penthouse apartments planned, Mr. Starr replied,

“one and two bedroom and possible loft style.” In answer to the second question, he replied

that there will be no affordable housing units.

The committee and Mr. Starr discussed tax credits from the

state, which the developed said

he had received.

The discussion then turned to traffic, description of the rental units, ground water dispersal, indoor and outdoor parking spaces, type of windows (double hung arched) and siding.

A second review will occur at the beginning of Phase II.

Committee members agreed that the presentation and explanations were complete and

they had no further questions at this time.

Mr. Theberge made a motion to send a letter of recommendation to the Planning Board

saying that the WVHDC considers the concept satisfactory, excluding Phase II.

b. Tav-Vino Review for Planning Board: Waterfront Overlay

The issue of the Tav-Vino application for a proposed deck and stairway were previously approved. Mr. Theberge made a motion to approve the plan according to the Waterfront Overlay, seconded by Ms. Read. The motion passed unanimously.

3 - Adjournment

**Mr. Theberge voted to adjourn the meeting, seconded by Ms.
Read and passed
unanimously. The meeting was adjourned at 7:46 p.m.**

Respectfully submitted,

Catherine Gresh

Recording Secretary