



# Town of Warren, Rhode Island

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## Planning Board

401-245-7343 • 401-245-0595 (fax)

### TECHNICAL REVIEW COMMITTEE

*Minutes—October 13, 2005*

1. Meeting was called to order by Chairman William Nash at 7:00 PM
2. Attendance: William Nash  
John Massad  
Andy Asselin--absent  
Jane MacDougall  
Dave Bolster  
John Hanley  
Byron Kee
3. Long Lane Development  
Guiseppe Coen; owner, applicant  
Plat 18; Lots 8, 28, & 29  
**Concept Review—proposed 11 lot subdivision**
  - Chris Reynolds, Joe Del Sesto, Tony DeSisto present for the applicant.
  - The committee reviewed a plan dated Sept. 2005 and titled Long Lane Development
  - Chris Reynolds gives a history of the site and past proposals to the committee.
  - Byron Kee recuses himself from the discussion because his mother is a direct abutter to the subject property.
  - Joe Del Sesto presents current plan of an 11 lot subdivision with a cul-de-sac of approximately 1900'. The applicant is open to suggestions regarding the proposal.
  - Tony DeSisto discussed an easement that apparently allows access to the subject parcel thru Dr. Welch's property. There was extensive discussion on the language in the easement.
  - Bruce Cox, Esq. was present at the meeting for another petition, however, he represents the Welch's and indicated that he was unaware of any meeting regarding this easement. He requests to be fully informed of any action taken with regards to this proposal. The applicant agreed to meet with Mr. Cox and discuss any concerns.
  - There are some significant title issues with this property—possibly an illegal subdivision from the past that needs to be addressed.
  - The committee requested that full scale existing conditions drawing be submitted for review. The applicant agreed.
  - Due to the title issues, easement issues, and other concerns from abutters the committee requested the following from the applicant—That before they return to the TRC they obtain in writing and submitted to the Building Official the title issues reviewed by applicants counsel and the Town Solicitor and a survey or verification regarding the corner/ledge and property line that abuts the Kee property with the subject property. Also, that the historic cemetery is located on the plan and that the Welch's and Bruce Cox are consulted with and advised of any action with regards to this proposal.
4. Kenyon Lane Subdivision  
George Toste, owner  
John Lannan & Ron Louro, applicants  
Plat 15 B, Lots 248 & 282  
**Master Plan Review**
  - Ron Blanchard and John Lannan present for the applicant.
  - Ron Blanchard presents a new plan per the Planning Boards request that shows a reconfigured lot arrangement to avoid wetlands.
  - The new plan now meets a conventional subdivision proposal.

- A neighbor was present and questioned the width of the right of way that the applicant is proposing to use to access the property. The applicant will need a waiver for a portion of the right of way width that is not the required 40'. This is due to a recording error from the past.
- The same neighbor also asked about changes to the frontage of his property. The abutter/neighbor may gain some square footage to his property due to the new arrangement of the lots. He does not have a problem with this.
- Motion by John Massad and seconded by John Hanley: To approve the submitted plan and recommend approval of the Master Plan to the full Planning Board. Motion passed 6-0.

5. ELJ Commerce Park  
ELJ, Inc.; owner, applicant  
Old Market Street  
Plat 23, Lot 19

**Master Plan Review**

- Anthony Winiarski, Everett Francis, Kevin Francis present the proposal to the committee.
- The proposal calls for up to 7 buildings on one lot.
- Applicant will propose to do the project in 3 phases.
- Zoning Board relief is needed to have more than one principal building on a lot.
- The committee requested that the applicant demonstrate that the proposal could meet all regulations if there were a 7 lot subdivision proposal. The applicant agreed to show a plan that would demonstrate this.
- The committee discussed a memo from Pare Engineering dated September 21, 2005. The applicant addressed each of the areas that Pare requested clarification on.
- There was discussion on ingress and egress issues, planted islands in the parking islands, size of the right of way, and the easement to the Land Trust land at the rear of the property.
- Access to the Land Trust land could be a gated access for vehicles at the end of the cul-de-sac and use the existing cart path. Pedestrian access would be allowed.
- D. Bolster questioned the location of the drainage pond and stated that he believes that it is a structure. He is concerned with the impact on this sensitive conservation property. The applicant will research this issue.
- The applicant will revise plans per our discussion and re-submit to the Building Official for review and possible submission to Pare Engineering.

6. Meeting adjourned at 9:30 PM