



Town of Warren, Rhode Island

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Planning Board

401-245-7343 • 401-245-0595 (fax)

TECHNICAL REVIEW COMMITTEE

Minutes—October 2, 2008

Call to Order: Chairman William Nash called meeting to order at 7:03 PM.

Attendance: William Nash
Andre Asselin
Jane MacDougall
Russell Mello
Martha Heald
Byron Kee
John Massad
Shawn Martin—Fuss & O'Neill (Town Engineer)

New Business: Rockland Acres
William Rodrigues, Jr., owner/applicant
Plat 17; Lot 175
Master Plan Technical Review

- The committee has a packet of information that contains plans and correspondence between the applicants engineer and the Town's engineer (Fuss & O'Neill)
- Todd Chaplin from Mt. Hope Engineering presented the proposal to the committee for the applicant who was also present.
- A. Asselin indicated that he has two issues with the plan: lack of open space and that there are too many lots proposed on the cluster plan than on the conventional plan.
- Discussion took place concerning a "loop road" possibility.
- The applicant is looking for direction concerning a necessary waiver for a road length longer than the maximum six-hundred feet.
- Contour lines will need to be extended to all lots and to 50' beyond the property lines per regulations.
- Discussion took place concerning a conventional plan vs. a cluster plan. The applicant believes that the existing conditions on the property favor development as a conventional plan.
- S. Martin was asked what his opinion is concerning conventional vs. cluster. He indicated that a conventional subdivision is the preferred based upon site limitations and engineering challenges.
- J. McDougall requests the applicant provide information regarding the Farmland regulations and how it pertains to the prior use of this property.
- J. Massed asked what criteria was use for septic design—4 bedroom systems.
- S. Martin suggests a slight bend in the road to accommodate a better engineering design and aesthetics.
- **Motion** by A. Asselin to have applicant modify plans to reflect a better and accurate cluster design and showing a larger open space area; **second** by J. Massed; **passed** 7-0.
- T. Chaplin will modify plan ASAP and submit to S. Martin for review. Another TRC will be scheduled prior to the October 27, 2008 Planning Board meeting by W. Nash. This will be done after S. Martin indicates that the revised plan is acceptable and meets the application requirements.
- This project will be scheduled for the October 27, 2008 Warren Planning Board meeting as the required "Public Informational Meeting." W. Nash will work with the applicant to facilitate notification and posting requirements.

Administrative Matters: None

Adjourn:

- **Motion** to adjourn by A. Asselin, **seconded** by R. Mello by; **passed** 7-0.
- Meeting adjourned at 8:11 PM.