



Town of Warren

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Planning Board

Frederick Massie • Chairman
William J. Nash, Jr. • Administrative Officer
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TECHNICAL REVIEW COMMITTEE

Minutes—August 18, 2009

Call to Order: Chairman William Nash called meeting to order at 4:00 PM.

Attendance: William Nash, Administrative Officer
Caroline Wells, Town Planner—absent
John Massad, Highway Director
Shawn Martin, Consulting Engineer
Fred Massie, Planning Board Chairman

New Business:

1. Rockland Acres
William Rodrigues, Jr.—owner/applicant
Land off Touisset Road
Plat 17, Lot 175
Preliminary Plan Technical Review—for recommendation to Planning Board
 - Todd Chaplin and William Rodrigues were present to present the application to the committee.
 - W. Nash gave an update to the committee concerning the process that has brought this application to the TRC.
 - Discussion began concerning Fuss & O'Neill's memorandum dated June 4, 2009 and the response letter from Mount Hope Engineering dated July 30, 2009.
 - Please see attached notes taken by Fred Massie concerning the discussion. These items shall be addressed by the applicant.
 - **Motion** by J. Massad to continue this matter until the applicant has addressed the items discussed today (noted in the item above); **second** by F. Massie; **passed** 4-0.

Adjourn: **Motion** to adjourn by F. Massie, **second** by J. Massad; **passed** 4-0.

**Technical Review Committee (TRC) August 18, 2009 Meeting Proceedings Re:
Outstanding Issues Re: Rockland Acres Proposed Development - Plat 17, Lot 175**

**The following must be addressed prior to the issuance of a Certificate of
Completeness**

- 1) Need for utility company service availability letter - Todd to procure letter
- 2) Rhode Island Department of Environmental Management (DEM) Suitability Certification. Todd sent a letter to DEM including information relative to additional test holes required by DEM - Todd to procure DEM acknowledgement and approval
- 3) Tax certification - Bill Rodrigues, Jr. to procure relevant information
- 4) Appropriate Town departments (Department of Public Works, Fire Department, Conservation Commission and any others) notified of current plan including an accompanying updated (including changes noted during the August 18th TRC meeting) development map and including a request for response no later than two weeks from receipt - Todd to send
- 5) Draft legal documents for drainage and easements and associated landscaping - Todd to procure
- 6) Landscaping - inclusion of trees along the street, on private land if necessary and trees marking boundary lines of easement areas.
- 7) Move drainage basins, located on Parcels 3 and 5, off the property lines allowing an easement around these - Todd to reconfigure and note on updated map
- 8) Basin maintenance addresses in deed-related document - Todd to handle (see number 5 above?)
- 9) Waiver for depth of cover over catch basins 1 and 2 - John Massed to produce
- 10) Raise the portion of the proposed roadbed at the low point adjacent to Parcel 3 at least one foot above current location, redraw plan to indicate this - Todd to handle
- 11) Pre- and post-development volume run-off study, ensuring rate of run-off is no greater than pre-development - Todd to handle

On another issue, unrelated to the Certificate of Completion, the TRC recommended the Planning Board mandate site plans including, but not limited to, soil erosion and sedimentation impacts, for all lots prior to building.

Frederick D. Massie
Chairman
Warren Planning Board