



Town of Warren, Rhode Island

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Planning Board

401-245-7343 • 401-245-0595 (fax)

TECHNICAL REVIEW COMMITTEE

Minutes—February 19, 2009

Call to Order: Chairman William Nash called meeting to order at 4:05 PM.

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

New Business:

1. W. Nash introduced the new members of the TRC. W. Nash informed the members of the recent changes to the committee as a result of the Warren Charter amendment and internal discussions between Town staff, Solicitor S. Paul Ryan, and F. Massie, the new chairman of the Planning Board.

2. ELJ Commerce Park
ELJ, Inc.—owner/applicant
Old Market Street
Plat 23, Lot 19

Preliminary Plan Technical Review—for recommendation to Planning Board

- Josh Rosen from Commonwealth Engineers and Kevin Francis from ELJ, Inc. 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.
- J. Rosen and K. Francis presented an overview of the project and discussion followed concerning the technical review by Fuss & O' Neill (S. Martin present.)
- Discussion between the committee and applicant focused on the required items and outstanding items from F&O memorandums and responses from Commonwealth. There are only a couple of minor items outstanding at this point.
- S. Martin presented a new memorandum dated February 18, 2009 indicating that the plan as it exists "meets the minimum requirements for a preliminary plan, as set for the in section II-7 of the Town of Warren Planning Board Rules and Regulations..." with a notation that final approval for public sewer has not been obtained as of yet. The applicant indicated that they are working with the Sewer Department towards approval.
- F. Massie had questions and there was discussion concerning the traffic and also the easement that exists on the property.
- **Motion** by J. Massed to recommend approval to the full Planning Board with the following conditions: That water and sewer utility approval are obtained and that the applicant meet the terms and conditions of the Rhode Island Pollutant Discharge Elimination System (RIPDES) general permit for construction activities; **second** by F. Massie; **passed** 5-0.

Adjourn: **Motion** to adjourn by C. Wells, **second** by J. Massed; **passed** 5-0.