



Town of Warren

514 Main Street • Warren, Rhode Island • 02885
www.townofwarren-ri.gov • 401-245-7343 • 401-245-0595 (fax)

Planning Board

Technical Review Committee

Minutes—February 9, 2010

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

Attendance: William Nash, Administrative Officer (chairman)
Caroline Wells, Town Planner
John Massad, Highway Director
John Shevlin, Consulting Engineer—non voting
Martha Heald, Planning Board Member
Chuck Staton, Public Member
Spencer Morris, Public Member

Old Business:

1. **Laguna Del Mare** (formerly Long Lane Development)
Guiseppe Coen, Long Lane Development, LLC—owner/applicant
Land off Long Lane
Plat 18, Lots 8, 28, & 29
Master Plan TRC presentation—for recommendation to Planning Board
 - W. Nash updated the committee concerning the process that resulted in the appearance of the applicant in front of the committee today.
 - Eric Prive, P.E., from DiPrete Engineering, and Guiseppe Coen, owner/applicant, was present to address the committee.
 - Bruce Cox, Esq. representing the Welch's was present.
 - The project proposes 12 single family dwelling lots. There are two existing dwellings on the Welch's property and they intend on applying for a 3 lot subdivision once Laguna is approved to be developed.
 - The project will use porous pavement for the roadway construction. An "under-drain" system will also be utilized. The road is proposed to be private.
 - The project will propose to have individual wells and Onsite Wastewater Treatment Systems (OWTS.) The option to extend the sewer system and water from Long Lane is an option if the Town would like the owner/applicant to pursue the option.
 - The owner/applicant has a Preliminary Determination from the Coastal Resource Management Council with a reduced buffer requirement and a protected conservation easement.
 - Soil testing has been done and the results will be provided to the Town for review by our Consulting Engineer.
 - There has been contact with and discussion about performing a "Historic Site Dig" for archeological issues.
 - No proposed changes to lot 28.
 - There was discussion concerning road width curbing, and cul-de-sac.
 - **Motion** by M. Heald to recommend *approval* to the full Planning Board; **second** by J. Massed; **passed** 6-0 with the following conditions:
 1. There is a waiver granted concerning the length of the cul-de-sac.
 2. The right-of-way shall remain at the required 40 feet with a waiver granted for the road surface to be 22 feet.
 3. No waiver for concrete curbing is granted and that a "cape cod berm" is permitted on the interior of the cul-de-sac only.
 4. The applicant will provide the most recent soil testing to the Town's Consulting Engineer to review the sub-surface soil conditions.

Adjourn: **Motion** to adjourn by M. Heald at 5:05 PM; **second** by S. Morris; **passed** 6-0.