



Town of Warren

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Planning Board

Technical Review Committee—Minutes—January 19, 2012

Call to Order: Chairman William Nash called meeting to order at 4:10 PM.

Attendance: William Nash, Administrative Officer (chairman)
Caroline Wells, Town Planner
John Massed, Highway Director—not present
Shawn Martin, Consulting Engineer—non-voting
Martha Heald, Planning Board Member—not present
Shawn Coelho, Public Member
W. Spencer Morris, Public Member
Charles Staton, Public Member—not present

Minutes: **Motion** by to approve the minutes from the December 19, 2011 meeting by W. Nash; **second** by S. Coelho; **all in favor**.

New Business: None

Old Business:

Gary D. Fenster, owner; land off Seymour Street; Plat 15A, Lots 71 & 72; request for a *Minor Subdivision* to subdivide into two lots for development; *recommendation* to Planning Board.

- The applicant, Gary Fenster was present with his engineer Ron Blanchard; direct abutters the Solomon's were also present.
- W. Nash updated the committee regarding the proposal and the project.
- S. Martin discussed his January 16, 2012 memorandum with 3 items to be addressed.
- Item #2 from S. Martin's memorandum regarding the gravel driveway within the easement—it was discussed that a minimum 3' vegetative grass strip should be included on the plan. Also discussed was the need for the railroad ties. It was agreed that they will be left on the plan.
- It was further discussed that the driveway will not be paved.
- Item #1 from S. Martin's memorandum recommends a notification procedure to prospective owners of the subsurface infiltration systems that are installed. The committee agrees and will recommend this.
- C. Staton sent an email that was discussed, regarding a large tree in the front of the property that might be affected by any excavation activities. He recommends a 22' radius from the tree trunk as the "root protection zone." R. Blanchard will modify the plan to accommodate this request.
- Item #3 from S. Martin's memorandum suggests stipulations regarding construction waste and soil erosion measures. These items will be incorporated into the plan.
- **Motion** to recommend approval to the Planning Board by S. Morris; **second** by S. Coelho; **all in favor**, with the following conditions:
 1. There is a minimum 3' grass strip/buffer on the western side of the easement and adjacent to the Solomon's property line.
 2. Landscape timbers as shown on the plan are included.
 3. The "root protection zone" is shown as 22' from the large tree in the front of the property.
 4. A notification procedure is completed to notify potential property owners of the subsurface drainage structures and their restrictions, located on the property.
 5. There is no paving permitted for the driveway unless a drainage plan is designed and approved by the Town Engineer.

Adjourn: **Motion** to adjourn by S. Morris; **second** by S. Coelho; **all in favor**.