

TECHNICAL REVIEW COMMITTEE MINUTES

June 16, 2010

Members present:

Jack Kane, Building/Zoning Official

Tom O'Loughlin, DPW Director

Warren Hall, Town Engineer

Alison Ring, Principal Planner

The meeting was called to order at 9:40 am.

1. Town Fair Tire (Kenneth Alves, property owner), Request for Development Plan Review approval to construct a new commercial building on property at West Main Rd. & Valley Rd. Plat 107NE, Lot 17

The applicant was represented by John Wypychoski. The applicant's engineer, Lyn Small, PE of Northeast Engineers & Consultants and Ken Alves, the property owner, were also present.

Paul LaMond of the Tree Commission recommended that an additional tree be planted along Valley Road. Reduced spacing could accommodate six instead of the proposed 5. Mr. LaMond suggested that the applicant could use an inch less caliber tree (3' instead of 4') in exchange for the increased number.

Ms. Ring stated that the revised plan had been reviewed by the Town Planner, Ron Wolanski, and that it met all design requirements and does not require any waivers from the Planning Board.

Motion by Mr.Kane, seconded by Mr. O'Loughlin to approve the application with the condition that 6 trees be planted along Valley Road of a minimum of 3' caliber.

Vote: 3-0-1, with Ms. Ring abstaining.

2. Robert D. Sanches (property owner), Request for Development Plan Review for proposed exterior renovations to an existing commercial building. 89 Aquidneck Ave., Plat 115SE, Lot 152.

The applicant described the façade improvements on the plan, including siding material of red cedar shingles, the addition of a 10 or 12 pitch parapet roof that will go back 30 feet, and simulated divided light windows (7 picture windows on the front and 4 double hung on the side).

Motion by Mr. Kane, seconded by Mr. Hall to approve the application.

Vote: 3-0-1, with Ms. Ring abstaining.

The meeting adjourned at 10.30am

Respectfully submitted

Ronald M. Wolanski, Chairman

Technical Review Committee