

# **TECHNICAL REVIEW COMMITTEE MINUTES**

**January 14, 2011**

**Members present:**

**Ron Wolanski, Town Planner, Chairman**

**Tom O'Loughlin, DPW Director**

**Warren Hall, Town Engineer**

**Jack Kane, Building/Zoning Official**

**Also Present:**

**Adam Westman, Fire Marshall**

**Tom Reed, Fire Inspector**

**The meeting was called to order at 9:00 am.**

**1. KVH Industries, Inc., (Gilbane Development Company, property owner) request for Development Plan Review for a proposed 70,372 sq.ft. one story assembly and project storage building on property located in Enterprise Center, Plat 113, Lots 15C&15D**

**The applicant was represented by attorney Robert Silva. Others present included, Russ Brodrick (Gilbane), Jeff Greer and Felise Feingold (KVH), Chris Shea and David Taglianetti (VHB), and Peter Darby (Spagnolo Gisness).**

**Mr. Silva described the proposal and the town approvals that will be required, including a special permit to allow the product assembly use and the building footprint exceeding 35,000 sq.ft.**

**Mr. Greer described the plan for the use of the proposed building and anticipated changes to the KVH headquarters building.**

**There was discussion of the need for additional information on the plans, including information regarding utilities, and pedestrian access.**

**Mr. Kane stated there he will determine the amount of parking needed to satisfy the zoning requirements. The plan indicated that construction of a portion of the proposed parking area would be delayed until such parking is needed.**

**Mr. Taglianetti stated that the drainage plan complies with town regulations and the state's 2003 design manual. There is ongoing discussion with RIDEM staff regarding the possible need to comply the new 2010 manual.**

**The Fire Marshall requested that the emergency access driveway, the east of the building, be widened and that a turn-around be provided.**

**There was discussion of the building design. A landscaping plan will also be provided.**

**The TRC meet again on January 29, 2011 to review revised plans and other information yet to be provided.**

**The meeting adjourned at 10:15am**

**Respectfully submitted**

**Ronald M. Wolanski, Chairman**

**Technical Review Committee**