

TECHNICAL REVIEW COMMITTEE MINUTES

March 30, 2011

Members present:

Ron Wolanski, Town Planner, Chairman

Tom O'Loughlin, DPW Director

Warren Hall, Town Engineer

Jack Kane, Building/Zoning Official

Adam Westman, Fire Marshal

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

1. Karmik, LLC, 265 Prospect Ave. Plat 120, Lot 46. Request for Development Plan Review for alteration/expansion of a multi-family dwelling project.

The applicant was represented by attorney Joseph Palumbo. Others present included representatives of the applicant, Karmik, LLC, and the applicant's surveyor Mike Darveau.

Mr. Palumbo described the intent of the plan, prior and existing conditions, and the court decision which allows for development of 26 units on the property.

Mr. Hall questioned compliance of the plan with current stormwater management requirements.

Mr. Darveau stated that the RIDEM is currently reviewing the plans that were submitted to the town. He stated that the plan meets current

requirements. Additional documentation will be provided.

Mr. Wolanski described the review process, which is dictated by the zoning board action and permits that will be required. In this case, since Mr. Kane has determined that a special use permit is required, TRC and Planning Board reviews will be advisory to the Zoning Board of Review, which makes the final decision.

Mr. Palumbo questioned Mr. Kane's determination, given the court decision.

Mr. Kane stated that in his opinion the proposal is an expansion of the nonconforming use, beyond what was provided for in the court decision, and therefore a special use permit, and possibly a variance for setbacks will be required. The plan calls for housing units that would be larger than those previously located on the property.

Mr. Palumbo indicated that he and his client will consider possible appeal of this determination.

Mr. Wolanski stated that the outcome of that process could impact the review procedure. To proceed at this time, with the determination that a special use permit is required, the applicant must provide additional information and address technical concerns, including the requirements of Section 521 of the development regulations.

Items identified by committee members that must be addressed include:

- The plans and drainage calculations must be stamped by a registered professional engineer.**
- Conformance of the drainage plan with current town and state regulations must be confirmed.**

- Adequate access for fire apparatus must be provided, including a minimum 20' width interior roadway.
- An additional fire hydrant may be required.
- The applicant must provide for pedestrian circulation within the development, as well as provide pedestrian access to the site.
- A landscaping plan, stamped by a registered landscape architect to address the requirements of section 521.3 must be provided.

By consensus of the committee, that matter was continued until such time as the applicant provides revised plans that addresses the concerns identified.

2. TNT Fireworks (Developers Diversified Realty), 1313 West Main Rd., Plat 112, Lot 707, Request for Development Plan Review for proposed site alteration of an existing shopping center.

Melissa Goduti, area manager for TNT Fireworks, represented the applicant.

Ms. Goduti stated the use would include sale of Class C fireworks from a tent on the subject property from June 18th to July 6th. The product will be stored in the tent, with security provided.

Mr. Wolanski stated that given the temporary nature of the operation, most site design requirements of the regulations would not be applicable.

The applicant confirmed that there would be no additional exterior lighting installed. Lighting in the tent would be supplied by generator.

Mr. Kane advised that a temporary electric service to serve the use would be advisable due to safety concerns regarding the refueling of

the generator when it is hot.

Mr. Westman stated that issues related to fire safety would be addressed at the time the tent permit is requested. There are no special fire code requirements related to the sale of the product.

There was discussion of the amount of signage that would be permitted. The applicant intends to comply with the requirements, rather than seek relief.

Mr. Kane confirmed that the proposal is required to secure a Special Use Permit for the proposed expansion of the shopping center use.

Motion by Mr. Kane, seconded by Mr. Hall, to forward the matter to the Zoning Board of Review for consideration of the special use permit application. Vote 3-0-0 (Mr. O'Loughlin had left the meeting.)

The meeting adjourned at 10: 15am.

Respectfully submitted

Ronald M. Wolanski, Chairman

Technical Review Committee