

**MINUTES  
WARREN PLANNING BOARD  
FEBRUARY 22, 2010**

**The regular scheduled meeting of the Warren Planning Board began at 7:00PM. Present J. MacDougall, chairman, F. Massie vice-chair, A. Asselin, E. Stanley, J. Piepowski, M. Heald, R. Mello, M. Jamiel, C. Thibaudeau.**

**PUBLIC HEARINGS:**

***Laguna Del Mare*** (continued from January 25, 2010)  
Guiseppe Coen, Long Lane Development, LLC—owner/applicant  
Land off Long Lane  
Plat 18, Lots 8, 28, & 29  
***Master Plan*** presentation (Public Informational Meeting)

Let the record show that J. MacDougall and C. Thibaudeau recused themselves on this matter.

Attorney Wm. Landry and Eric Prive from DiPrete Engineering presented the board with an update to the Master Plan. Also present was John Shevlin from Pare Engineering, he explained the water run-off that was questionable. Philip Devlin from Connecticut who's ancestor was Barton the original owner of the property, questioned the Historic Cemetery and a old barn foundation which he would like to see preserved for history. Judy Fardig chairwomen of the Historic Cemetery Committee questioned the road width. She was assured that a truck would be able to enter to clear brush. Upon completion of all discussion and questions. The board requested that a decision be written to incorporate the following recommendations and would be reviewed at the March 22<sup>nd</sup> meeting:

1. porous pavement for the roadway construction
2. conservation easement
3. hard surface buffer
4. Archeological dig
5. CRMC & DEM onsite approval
6. There will be a waiver granted concerning the length of the cul-de-sac
7. The right-of-way shall remain at the required 40 feet with a waiver granted for the road surface to be 22 feet
8. No waiver for concrete curbing is granted and that a "cap cod berm" be permitted on the interior of the cul-de-sac only.
9. Applicant will provide the most recent net soil testing to the Town's Consulting Engineer to review the sub-surface soil conditions.

A motion was made by J. Piepowski, seconded by E. Stanley to close the Public Hearing at 8:30PM. All in favor

A motion was made by A. Asselin, seconded by R. Mello to have applicant return to the March 22, 2010 meeting. At that time the written decision would have been reviewed and will be voted on for this Master Plan.

**APPROVAL OF MINUTES:** January 25, 2010

A. Asselin made a motion; seconded by F. Massie to approve the January 25<sup>th</sup> minutes as amended. All in favor

**OLD BUSINESS:**

***Thibaudeau Minor Subdivision***

Charles Thibaudeau—owner/applicant  
Land off Denver Avenue and Highview Avenue  
Plat 20, Lots 235 & 279

***Minor Subdivision presentation***

Attorney Bruce Cox representing the applicant, asked that the application be amended to a major sub-division, combining the process for minor and major subdivisions. Applicant needs zoning relief from the requirement of 90-ft frontage, therefore they will be on the March 17<sup>th</sup> Zoning Board meeting. A motion was made by F. Massie, seconded by E. Stanley to allow applicant's request. A further motion was made by M. Heald, seconded by M. Jamiel to have applicant return to the board at the March 22<sup>nd</sup> meeting. Motion passed 8 to 0. Let the record show that A. Asselin abstained in voting.

**ADMINISTRATIVE OFFICER REPORT:**

1. Planning activity
2. Zoning activity

B. Nash gave general discussion to planning activities and reviewed applications that were on the Zoning Board's agenda of February 17<sup>th</sup>.

**SUBCOMMITTEE REPORTS:**

Chairman J. MacDougall gave general discussion to the subcommittees for checklist, policies & procedure and the comprehensive plan.

**ADMINISTRATIVE ISSUES:**

Chairman J. MacDougall questioned two bills that had been paid; Administrative Officer B. Nash explained what they were for. Chairman J. MacDougall discussed the board's budget which has already been submitted by B. Nash to the Town Manager upon his request.

The April 26<sup>th</sup> board meeting will be changed to April 27<sup>th</sup> do to the last budget hearing. A motion was made by C. Thibaudeau, seconded by R. Mello to allow for this change.

A final motion was made by C. Thibaudeau, seconded by F. Massie to adjourn the meeting at 9:35PM.

Respectfully submitted

Patricia Ann Costa  
Secretary