

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

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

PUBLIC HEARINGS:

Thibaudeau Minor Subdivision

Charles Thibaudeau –owner/applicant

Land off Denver Ave

Plat 20, Lots 235 & 279

Master/Preliminary Plan Subdivision presentation

B. Cox attorney for the applicant presented the plan to the board. He explained that the applicant did receive approval from the Zoning Board with conditions. Abutter Gilbert Andrade presented pictures, was concerned with tree removal. Angela McNalle a further abutter was concerned that property would be used as a cut through. The conditions that were issued by the Zoning Board are as follow:

1. Opening in stonewall will not exceed 12ft in width
2. Trees on east side of property to be removed, all others will remain
3. No driveway to be installed on property until building permit is issued
4. Stonewall between Casiano & Thibaudeau if destroyed will be repaired

A motion was made by E. Stanley, seconded by F. Massie to closed the Public Hearing. All in favor

A further motion was made by J. Piepowski, seconded by M. Jamiel to approve the Master/Preliminary Plan with the same conditions as the Zoning Board. Motion passed 6-0 with A. Asselin abstaining & C.Thibaudeau recused himself.

APPROVAL OF MINUTES: February 22, 1010

A motion was made by F. Massie, seconded by J. Piepowski to approve the February minutes as amended. All in favor

OLD BUSINESS:

Laguna Del Mare

Guiseppe Coen, Long Lane Development, LLC-owner/applicant
Land off Long Lane

Plat 18, Lots 8, 28 & 29

Master Plan—review and action on written decision

This application will continue to the April 26th meeting. That meeting will review and vote on the decision only and no Public Hearing will be conducted.

NEW BUSINESS:

1. **Certification** of CDBG 2010-2011 priority list.

After discussion of the items a motion was made by F. Massie, seconded by J. Piepowski to approve the certification and that it conforms with the Warren Comprehensive Plan. All in favor

2. **Recommendation** to the Warren Town Council regarding a zone map change request; land off of Franklin St. (Plat 8, Lots 68, 69 & 70;) Ruth Pelchat life estate owner; John Davis, applicant.

John Davis presented the request. A motion was made by A. Asselin, seconded by C. Thibaudeau to recommend to Council the zone change to R-6 on Lots 68,69 & 70 and to have lots merged.

ADMINISTRATIVE OFFICER REPORT:

1. Planning Activity
2. Zoning activity

Admin Officer reported no substantial issues to report. There was a lengthy discussion on changes to the concept review process & pre-app process.

ADMINISTRATIVE ISSUES:

Discussion and action regarding the April meeting date change.

A motion was made by A. Asselin, seconded by F. Massie to move the April meeting back to the original date of April 26, 2010. All in favor

A further motion was made by F. Massie, seconded by J. Piepowski to adjourn the meeting at 9:45PM.

Respectfully submitted

B. Nash
Administrative Officer