

**MINUTES  
WARREN PLANNING BOARD  
JULY 26, 2010**

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

A motion was made by R. Mello, seconded by J. Piepowski to close the regular meeting and open the Public Informational Meeting.

- 1. Ocean State Plaza, MEGL Realty, owners;  
The Stop & Shop Supermarket Co., applicant  
601 Metacom Ave (Plat 15B, Lots 333,334, & 336;)  
*Proposed Fuel Facility; Master Plan presentation.***

Representing the applicant was Conor P, Nagle, PE Senior Project Engineer, Patrick Drefield, Traffic Engineer, Wm Tabor, Safety Engineer and Attorney John O Mancini. The project was presented and shown by Conor P. Nagle. Discussion was to traffic flow restricting the proposal's secondary point of egress and ingress to right hand only onto the Avenue and right-hand turn only into the Proposed Facility. The board would like to have the applicant use the Plaza entrance to the entire facility and leave through the same entrance as there is a traffic light which would control traffic. Secondly A. Asselin would like the developer to connect the plaza from behind Burger King with a service entrance to Seymour St.

Resident Ann Morrill of 48 Laurel Ln & President of the Kickemuit River Council was concerned with the project due to the impact of a previous gas station at the corner of Franklin & Metacom Ave and its impact on wells from runoff which is still an ongoing problem today. She also would like the hedges that abut Citizens drive thru to be cut as they block the view of oncoming traffic when leaving the plaza. Finally she would like to be placed on a mailing list to receive notification of meetings from the Planning Board and have an evaluation done from DEM & Fuss & O'Neil on an environmental Impact statement. A further resident Bob Rutkiewicz from 12 Linwood Ct was concerned with the traffic that may occur on Seymour St if a service road is created behind all the businesses that abut this project.

A motion was made by J Piepowski, seconded by M. Jamiel to close the Public Hearing. A further motion was made by R. Mello, seconded by J. Piepowski to reopen the Public hearing A. Asselin ratified the comments made during the Public hearing. A final motion was made by R. Mello, seconded by M. Jamiel to close the Public Hearing. All in favor

**Approval of Minutes:** April 26, 2010

A motion was made by A. Asselin, seconded by E. Stanley to accept the minutes as amended. All in favor

**Old Business:** none

The Concept Review checklist was approved by the solicitor. J. MacDougall will include in the packets for next month.

After a length discussion regarding filming of board meetings the meeting adjourned by a motion from R. Mello, seconded by A. Asselin at 9:00PM.

Respectfully submitted

Patricia Ann Costa  
Secretary