

PLANNING BOARD
MINUTES OF APRIL 20, 2011

Present: Mr. William Ramsey; Chairman, Mr. Marc Richard, Vice Chairman, Mrs. Susan Libby, Mr. David Messier, and Mr. Peter Krawczyk

Attendees: William Scanlan, Town Planner, Fire Chief James Dolan, CDBG Program Manager Christopher Dunphy, and several Council on Aging Members

Mr. Ramsey opened the Meeting at 6:10 PM.

Under comments and concerns, the Board discussed the upcoming public hearing on the proposed zoning articles on April 27. The Board decided to allow Mr. Scanlan to make a PowerPoint presentation of the articles to describe the key points of each amendment and to use maps and illustrations where appropriate.

Site Plan Review Public Hearing for the Warren Senior Center, 2252 Main Street, West Warren

Mr. Ramsey opened the public hearing for the Warren Senior Center, 2252 Main Street at 6:15 PM. Mr. Ramsey explained the need for site plan review under the terms of the Warren Zoning Bylaw. Even though it is a municipal project, the bylaw treats all projects equally.

Mr. Christopher Dunphy, the CDBG Program Manager, represented the Town at the hearing. He explained that as a CDBG project, there were numerous public meetings and hearings on the project, which are required as part of the CDBG program. The project enjoyed wide-spread support throughout the community. The project entails a 900-square foot addition to the existing Senior Center in West Warren. The addition will allow an expansion of programs and services the Town offers its senior citizens. The site plan includes a reconfiguration of the existing parking layout, improved handicapped access from the street to the Center, improvements to the pocket park near the street, new curbing, and new landscape plantings.

Mr. Messier inquired about the drainage system. Mr. Dunphy explained that the property rises up gradually from the street to the building, and slopes gradually back down to the rear lot line. Runoff from the front portion of the lot drains to the street, and runoff from the rear portion drains to two leaching catch basins at the rear of the property. While he was not the engineer on the project, Mr. Dunphy believed that these catch basins are adequate to accommodate the existing runoff and the new runoff from the addition. The amount of impervious surfaces on the project is not changing since most of the lot is already either parking or roof area. He stated that he would check with Lenard Engineering on the catch basins and have an engineer report to the Town Planner on the matter. If deemed inadequate, the contractor will re-build the catch basins during construction.

Mr. Krawczyk inquired about snow storage. He noted that this past winter was very severe and caused problems in many locations in the Town with lack of adequate area to store snow. Mr. Dunphy explained that as a Town property, the Highway Department plows the lot. When excessive snow accumulates on the lot, Town personnel and equipment remove the snow to insure there is adequate parking for the patrons of the Center.

Fire Chief James Dolan had two concerns. First, after reviewing the building plans, he asked if the existing fire panel was in good condition and if it could handle the additional load from the new service. Mr. Dunphy did not know the answer but promised the project architect,

Clark and Green, would investigate the panel and let both the Chief and Building Inspector know of its condition. The contractor will replace the panel if it is inadequate. Secondly, the Chief noted that the plans show “CO₂ Detectors” (carbon dioxide) and asked if these should be “CO Detectors” to detect the presence of lethal carbon monoxide. Mr. Dunphy believed that there was probably a typo on the plans, but would check with the architect to be sure.

In response to a question from the Town Planner, the Chief stated that he was satisfied with the site plan since it provided good access for ambulances and fire trucks.

Mrs. Libby made a motion to approve the site plan. Mr. Messier seconded the motion. In a roll call vote, all members voted to approve the site plan. Mr. Dunphy agreed to research the status of the runoff, the condition of the fire panels, and the CO Detector issue.

At 7:05 PM, Mrs. Libby made a motion to adjourn. Mr. Messier seconded the motion. The vote was unanimous.

William Scanlan
Town Planner

Date Approved May 11, 2011