

**City of Warwick Planning Board  
Meeting Minutes**

**Wednesday, April 9, 2008**

- Members Present:** John J. Mulhearn Jr.  
Vincent Gambardella  
Michael Constantine  
James Desmarais  
Rick Robinson
- Members Absent:** Thomas Kiernan  
Philip Slocum  
George Arnold
- Also in attendance:** Patricia Reynolds, Business Development Planner  
Peter Ruggiero, Solicitor  
John DeLucia, City Engineer  
Eric Hindinger, Assistant City Engineer

The meeting was called to order at 6:05 P.M.

On the motion of Mr. Constantine, seconded by Mr. Robinson and Mr. Desmarais, the Planning Board voted unanimously to accept the March 2008 meeting minutes.

**Public hearing**

**Major Subdivision**

**Faria Viewesta Road**

- Applicant:** Alberto Faria  
**Location:** 257 Nausauket Road and Viewesta Road  
**Assessor's Plat:** 367  
**Lot(s):** 550  
**Zoning District:** Residential A-7  
**Land Area:** 39,618 square feet  
**Number of lots:** 3  
**Engineer:** NRC Associates  
**Ward:** 7

Attorney K. Joseph Shekarchi represented the applicant who was requesting preliminary approval to subdivide one lot to create three lots; one conforming lot with an existing dwelling and two new lots for development with less than the required lot width on a new street in a Residential A-7 Zoning District.

Attorney Shekarchi explained that the applicant was working with the Warwick Sewer Authority and asked that the Planning Board open and continue the public hearing to the May 14, 2008 meeting.

**Public Informational Meeting**

**Major Subdivision**

**5 Bay View Avenue**

|                  |                                    |
|------------------|------------------------------------|
| Applicant:       | John Thomas & Nancy Gaucher-Thomas |
| Location:        | 5 Bay View Avenue                  |
| Assessor's Plat: | 221                                |
| Lot(s):          | 22                                 |
| Zoning District: | Residential A-15                   |
| Land Area:       | 38,343 square feet                 |
| Number of lots:  | 2                                  |
| Engineer:        | Louis Federici Associates PLS.     |
| Ward:            | 9                                  |

Attorney K. Joseph Shekarchi represented the applicant who was requesting preliminary approval to subdivide one 38,343 square foot lot to create two lots; one lot having an existing dwelling and one new nonconforming lot for development in a Residential A-15 zoning district.

Attorney Shekarchi asked the Planning Board to open and continue the Public Informational Meeting. Attorney Shekarchi explained that the applicant was unaware of the Planning Department recommendation for denial and would like continue the meeting for one month until the applicant can hire a Professional Planner to testify on his behalf as an expert witness.

Attorney Armando Menarccio objected to continuing the Public Informational Meeting without further notice.

Mr. Peter Ruggiero, the Board's Solicitor, informed the Planning Board that they could continue the Public Informational Meeting without further notice.

On the motion of Mr. Constantine, seconded by Mr. Robinson and Mr. Desmarais, the Planning Board voted unanimously to open the Public Informational Meeting and continue the meeting to the May 14, 2008 meeting with no additional notice.

**Public Meeting**

**Minor Subdivision**

**26 Highland Avenue**

Applicant: Richard Wixted  
Location: 26 Highland Avenue  
Assessor's Plat: 235  
Lot: 129, 130 & 131  
Zoning District: Residential A-15  
Land Area: 1.01 acres  
Number of lots: 2  
Engineer: David D. Gardner & Associates Inc.  
Ward: 9

Mr. David Gardner, Professional Engineer, represented the applicant and was requesting preliminary approval to subdivide three lots with an existing dwelling to create two lots in accordance with Zoning Ordinance Section 405.3 (C), one lot with an existing dwelling and one new lot for development in a Residential A-15 Zoning District. Mr. Gardner explained that the applicant had received preliminary approval on January 10, 2007 and that the approval had since expired. He further explained that the project had not changed since the original approval.

John DeLucia, the City Engineer, asked the Planning Board to include a stipulation that the supervising engineer must ensure the integrity of the slope on the westerly side of the new house because of the extent of the proposed grading.

Being no further questions the Planning board then heard the Planning Department's findings and recommendation.

The Planning Department found the proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development possesses adequate access to a public street.

Planning Department recommendation was to grant preliminary approval with final approval to be through the Administrative Officer upon approval of the final plan by the City Engineer.

On the motion of Mr. Constantine, seconded by Mr. Gambardella, the Planning Board voted unanimously to formally adopt the Planning Department's findings and grant preliminary approval with final approval to be through the Administrative Officer upon approval of the final plan by the City Engineer

### **Public Hearing**

### **Minor Subdivision**

#### **New England Institute of Technology**

|                  |  |
|------------------|--|
| Applicant:       | New England Institute of Technology                      |
| Location:        | 110 Access Road  |
| Assessor's Plat: | 279, Lots 12 and 43                                      |
| Assessor's Plat: | 280, Lot 9   |
| Zoning District: | General Business with an Institutional Education Overlay |
| Land Area:       | 578,187 square feet                                      |
| Number of Lots:  | 3  |
| Proposed Lots:   | 4  |
| Engineer:        | David D. Gardner & Associates, Inc.                      |
| Ward:            | 3  |

Attorney K. Joseph Shekarchi represented the applicant and was requesting preliminary approval of a Minor Subdivision with a street extension and street abandonment for the construction of a cul-de-sac at the terminus of Access Road and to subdivide three lots into four lots with an existing building situated on each lot.

Attorney Shekarchi introduced Mr. Phil Parsons of New England Technical School and Mr. David Gardner Project Engineer. Mr. Gardner then described the existing conditions and briefly explained the proposed subdivision and roadway improvements.

Planning staff then explained that the project was actually a continuation of the previous New England Tech Automotive Facility and that the proposed improvements were recommendations contained in the traffic report for the automotive facility.

Mr. John Delucia, the City Engineer, asked the Planning Board to include a recommendation that the applicant shall be responsible for the cost of the improvements.

Being no further questions or comments the Planning Board then heard the Planning Department's findings and recommendation.

The Planning Department found the proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development possesses adequate access to a public street.

Planning Department recommendation was to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the applicant shall receive City Council approval for the abandonment of a portion of Access Road, prior to final approval.
- 2) That the applicant shall meet with the Warwick Sewer Authority and Warwick Water Division to finalize utility easements and the applicant shall also submit detailed plans to be approved by the Water Division prior to final approval.
- 3) That the applicant shall submit a landscape plan designed and stamped by a Rhode Island Registered Landscape Architect and approved by the Warwick Landscape Project Coordinator, prior to final approval.
- 4) That the applicant shall be responsible for all costs associated with the proposed street improvements.

On the motion of Mr. Robinson, seconded by Mr. Constantine, the Planning Board voted unanimously to formally adopt the Planning Department’s findings and grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the Planning Department’s recommended stipulations.

**Public Meeting**

**Request for an Extension**

**Home Loan Bank**

**Applicant:** Home Loan Bank  
**Location:** Altieri Way and Home Loan Plaza  
**Assessor's Plat:** 276  
**Lot(s):** 017  
**Zoning District:** General Industrial (GI)  
**Land Area:** 4.1 acres  
**Number of lots:** 1  
**Engineer:** Commonwealth Engineering  
**Ward:** 8

Attorney Kevin Murphy represented the applicant and was requesting an extension of the Master Plan approval for the Home Loan Bank Development Project to construct a new four-story, 60,000 square foot office building with less than required wetlands setback and relief from the height requirements. Attorney Murphy explained that because of the current state of the economy there is not a need for the office building at this time.

Being no questions or comments the Planning Board then heard the Planning Department's findings and recommendation.

The Planning Department found that:

- 1) The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.
- 2) The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.
- 3) The Zoning Map designation for the subdivision has not changed since the time of the original application.
- 4) No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.

The Planning Department recommendation was to grant the requested extension to expire on March 23, 2009.

On the motion of Mr. Gambardella, seconded by Mr. Desmarais, the Planning Board voted unanimously to formally adopt the Planning Department's findings and granted the requested extension to expire on March 23, 2009.

### **Administrative Subdivisions**

The Planning Department offered the following Administrative Subdivisions for informational purposes.

Pequot Avenue & Orms Street      Plat: 360      Lots: 267 & 354

Cates Subdivision      Plat: 300      Lots: 262 & 263

Colesonian Drive & Bellows Street      Plat: 291      Lots: 35 & 66

Being no further business the meeting was adjourned at 6:30 pm.