

**City of Warwick Planning Board
Meeting Minutes
Wednesday April 14, 2010**

Members Present: John J. Mulhearn Jr., Chairman
Michael Constantine
Philip Slocum
Leah Prata
James Desmarais
Vincent Gambardella
Thomas Kiernan

Members Absent: Rick Robinson
Cynthia Gerlach

Also in attendance: Patricia Reynolds, Business Development Planner
Peter Ruggiero, Solicitor
Eric Hindinger, Assistant City Engineer

Chairman Mulhearn called the meeting to order at 6:05 P.M.

On the motion of Mr. Slocum, seconded by Mr. Gambardella and Mr. Kiernan, the Planning Board voted five in favor with Ms. Prata and Mr. Desmarais abstaining to approve the March 2010 meeting minutes.

Public Informational Meeting

Major Land Development Project

1202 Jefferson Boulevard

Applicants: Raymond T. and Ann Mancini, and
Management Property and Investment Ventures
Location: 1202 Jefferson Boulevard
Assessor's Plat: 268
Lot(s): 352,371,393-396, 398-402 and 424
Zoning District: Light Industrial (LI)
Land Area: 193,574 square feet
Existing No. of lots: Twelve (12)
Proposed No. of lots: Two (2)
Engineer: Crossman Engineering, Inc.
Ward: 8

Attorney K. Joseph Shekarchi represented the applicant and was requesting preliminary approval of a Major Land Development Project to demolish an

existing 48,000 square foot, centrally located section of an existing building to create two separate buildings, with a subdivision to combine twelve (12) existing lots to create two (2) lots, with a building sited on each lot, with a shared driveway for the two lots.

Attorney Shekarchi explained that the Planning Board granted Master Plan approval with the condition that the applicant receive Zoning Board of Review approval. Attorney Shekarchi informed the Board that the applicant had received Zoning Board approval and was now requesting preliminary approval.

Being no questions or comment the Planning Board closed the public hearing and 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, having received approval from the Zoning Board of Review for less than required side and rear yard setback, less than required open space, greater than allowed driveway width and less than required parking.
- 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 and permanent access to a public street.

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

- 1) That the applicant shall record an administrative subdivision and cross easements for the project merging the twelve existing lots and creating two lots, with a shared driveway, prior to final approval.
- 2) That all plans submitted must comply with Section 3.02C of the Procedural and Technical Standards for the Practice of Land Surveying in the State of RI and Providence Plantations, effective April 1, 1994.
- 3) That the applicant shall ensure that the fire protection systems remain and that the construction shall comply with all local, national and Rhode Island General Law.

- 4) Warwick Sewer Authority approval shall be required prior to final approval and all outstanding assessments and inspection fees shall be paid prior to final approval.

On the motion of Mr. Slocum, seconded by Mr. Kiernan, the Planning Board voted unanimously to formally adopt the Planning Department's findings and to grant preliminary approval with final approval to be through the Administrative Officer with the Planning Department's recommended stipulations.

Public Meeting

Minor Subdivision

Point Avenue

Applicant:	ANG Properties, Inc.
Location:	344 Point Avenue
Assessor's Plat:	333
Lot(s):	37, 38 & 39
Zoning District:	Residential A-7
Land Area:	15,000 square feet
Number of lots:	2
Engineer:	Commonwealth Engineers
Ward:	4

Ms. Karen Beck of Commonwealth Engineers represented the applicant and was requesting preliminary approval to demolish an existing dwelling and subdivide three lots to create two new lots for development in a Residential A-7 Zoning District.

Ms. Beck explained that the application had been continued from the March 2010 Planning Board meeting for additional flood zone design information. Ms. Beck explained that the building design had been revised to so that the first livable floor would be above the FEMA flood elevation and that the ground floor would be a garage with no utilities below the base flood elevation.

Being no questions or comment 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 with the following stipulations:

- 1) That drainage calculations and mitigation measures demonstrating zero-net runoff shall be approved by the City Engineering Office prior to final approval.
- 2) That a detail illustrating how the existing sewer service will be protected during demolition and construction shall be approved by the Warwick Sewer Authority prior to final approval.
- 3) That the existing water meter pit shall be removed.
- 4) That the oak tree located at the northwesterly corner of Assessors Lot 37 shall be preserved and protected with drip-line tree protection during construction.
- 5) That one new street tree shall be planted on each new lot prior to issuance of a Certificate of Occupancy; location, size, and species to be approved by the City's Landscape Project Coordinator and noted on final plan prior to recording.

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

Public Meeting

Minor Subdivision

Winter Avenue

Applicant: Loans for Investment Properties LLC.
Location: 104 Winter Avenue & 955 West Shore Road
Assessor's Plat: 332
Lot(s): 471 – 474, 742 & 825
Zoning District: Residential A-7 & General Business
Land Area: 63,809 square feet
Number of lots: 3
Engineer: Louis Calcagni, PLS.
Ward: 4

Attorney Bob D'Amico represented the applicant and was requesting preliminary approval to subdivide six lots with an existing business and residence to create three new lots; one lot zoned General Business with an existing business, one lot zoned Residential A-7 with an existing dwelling having less than the required front yard setback and one new lot for development in a Residential A-7 Zoning District.

Attorney D'Amico then introduced Mr. Louis Calcagni, PLS who explained the subdivision included taking approximately 510 square feet of land from abutting lots 742 and 825 in order to create two fully conforming lots on Winter Avenue. One of the lots would have an existing home that would be rehabilitated and the second lot would be for the construction of a new home.

Board member Slocum asked if the front setback of the existing house was conforming.

Attorney D'Amico responded that the setback was pre-existing legal nonconforming and that the subdivision would have no effect on the setback and therefore the setback was not a problem.

Being no further questions or comment 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 with the following stipulation:

1) That one new 2 1/2" caliper street tree shall be planted on "Parcel A" and "Parcel B" prior to issuance of a Certificate of Occupancy (CO) and noted on final plan prior to recording; location, size, and species to be approved by the City's Landscape Project Coordinator.

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

Being no further business the meeting was adjourned at 6:20 PM.