

**City of Warwick Planning Board  
Meeting Minutes  
Wednesday, August 11, 2010**

**Members Present:** John J. Mulhearn Jr., Chairman  
Vincent Gambardella  
James Desmarais  
Leah Prata  
Cynthia Gerlach  
Michael Constantine

**Members Absent:** Thomas Kiernan  
Philip Slocum  
Rick Robinson

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

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

On the motion of Mr. Desmarais, seconded by Ms. Prata, the Planning Board voted five in favor with Ms. Gerlach abstaining to approve the June 2010 meeting minutes.

**Public Hearing**

**Major Land Development Project**

T-Mobile/St. Clements Telecommunications Facility

Applicant: T-Mobile/St. Clements  
Location: 111 Long Street  
Assessor's Plat: 363  
Lot(s): 3  
Zoning District: Residential A-7  
Land Area: 15.36+/- acres  
Number of lots: 1  
Engineer: Advanced Engineering Group  
Ward: 7

The applicant was represented by Attorney Mary Shekarchi who requested a continuance to the September 8, 2010 Planning Board meeting in order to allow the applicant to hire a planning expert to review the city's comprehensive plan.

On the motion of Mr. Gambardella, seconded by Mr. Desmarais and Ms. Prata, the Planning Board voted unanimously to continue the public hearing to the September 8, 2010 Planning Board meeting.

## **Public Hearing**

### **Minor Subdivision with a Street Extension**

#### **Lufkin Court**

Applicant:	Sturbridge Home Builders
Location:	Lufkin Court
Assessor's Plat:	296
Lot(s):	154
Zoning District:	Residential A-7
Land Area:	5.06 Acres
Number of lots:	5
Engineer:	DiPrete Engineering
Ward:	2

Attorney Sanford Resnick represented the applicant and was requesting preliminary approval to subdivide one (1) lot to create five (5) lots, one lot with an existing church and four (4) new lots for development with a street extension in a Residential A-7 Zoning District.

Mr. Resnick submitted an affidavit of notice to the Planning Staff. He then explained to the Planning Board that the property was currently owned by St. Williams Church and that the applicant was purchasing the property to build the development and introduced Mr. Eric Prive, P.E. from DiPrete Engineers who explained the project.

Mr. Prive described the existing condition as a parking lot accessed from Norwood Avenue. He explained that the proposal was to extend the existing Lufkin Court cul-de-sac to accommodate four new house lots. Mr. Price also explained that the development was in full compliance with the City's Development Review Regulations and the zoning ordinance. Mr. Prive stated that the proposed development would actually result in less impervious area on the property. He explained that the parking lot contained approximately 3.3 acres of impervious area while the proposed development would contain approximately 3 acres, a reduction .3 acres.

The Planning Board opened the public hearing at the conclusion of Mr. Prive's presentation.

Mr. Paul Anderson of 58 Lufkin Ct. objected to the extension of Lufkin Ct. and stated that he purchased his home because it was at the end of a cul-de-sac. Mr. Anderson stated that he would prefer that the development be accessed directly from Norwood Avenue and that the only reason the developer was extending Lufkin Court was so that he could build two additional homes.

Mr. Bill Kennen of 49 Lufkin Court explained that the developer had told the neighbors that the cul-de-sac was designed in 1952 -53 to be extended. Mr. Kennen stated that when he spoke with planning staff earlier that he was told the cul-de-sac was not intended to be extended.

Planning staff then explained to the Planning Board that there had been a neighborhood meeting earlier in the month and that certain statements were made by the developer that confused the residents, leading some to believe that the roadway was always intended to be extended. The staff explained that the cul-de-sac design was such that it could be extended should the proposed development meet the current requirements, which it did.

Mr. Roger Ayotte of 26 Lufkin Court was concerned about property damage and that the proposed homes would be two stories thereby eliminating people's privacy. Mr. Ayotte was also concerned about the increased traffic of 10 to 15 vehicles.

Ms. Kathy Kennen of 49 Lufkin Court explained that she had lived on the street for 57 years and was concerned about the safety of her grandchildren because of the increased traffic. Ms. Kennen further stated that she was concerned that the new homes would raise her property value and her taxes. Finally, Ms. Kennan stated that she currently walks to church using the existing stairs at the end of the cul-de-sac and asked if she would still be able to walk to church from the end of Lufkin Court after the development was built.

Mr. Prive explained that the new cul-de-sac would directly abut the church property and that Ms. Kennen would still be able to access the church property from the new cul-de-sac.

Ms. Mary Gibbons a Trustee of St. Williams Church explained that the church had a previous agreement with the developer approximately 10 years prior but that the Diocese decided not to sell the property. Since that time the church is in need of funds so the Diocese has authorized the sale of the property.

Being no further testimony the Planning Board closed the public hearing and 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 would 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 is to grant preliminary approval with the following stipulations:

- 1) That the roadway width shall be a minimum of 26' from curb to curb as required in the Development Review Regulations Section D.2.1 h. *Right-of-Way and Travel Way Widths*.
- 2) That the existing portion of Lufkin Ct. shall be resurfaced from curb to curb starting at Sta. 0+00.
- 3) That the proposed spot grades shall be indicated on the new cul-de-sac to ensure that storm-water runoff will flow into the storm drain collection system; additional catch basins may be required.
- 4) That the proposed storm-water collection system and/or proposed grading on proposed lots 1 & 2 shall be redesigned to eliminate the need for the flared end and drainage easements on the property.
- 5) That all rooftop runoff shall be directed into individual infiltration systems.
- 6) That the drainage detention system shall be contained on its own lot not for development as required in Development Review Section D.2.7 b. *Storm-water Structures* and the proposed easement on lot 3 shall be kept clear of all structures, shall be fully accessible and the deed shall contain such language.
- 7) That the proposed fire hydrant shall be a Mueller Hydrant and it shall be moved to the end of the cul-de-sac to a location to be approved by the Warwick Water and Warwick Fire Departments.
- 8) That note #12 on plan sheet 10 addressing the deed restriction for the proposed hydrant shall be removed.
- 9) All proposed water valves shall be "right on" valves as required by the Warwick Water Division.
- 10) That a formal landscape plan stamped and signed by a RI Registered Landscape architect which shall include preservation of large mature trees in proximity to the limit of work with drip-line tree protection details, shall be approved by the City's Landscape Project Coordinator prior to final approval by the Warwick Planning Board.
- 11) That all proposed landscaping shall be installed in locations that will not infringe on any components of the drainage system.

- 12) That all plans submitted must comply with Section 3.02 C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of RI and Providence Plantations – Effective April 1, 1994
- 13) That the Warwick Sewer Authority shall approve the final plan prior to approval by the Planning Board.
- 14) That the Project Engineer must review all phases of construction and upon completion of the project, the Project Engineer must submit an as-built plan of the construction along with a Certificate of Conformance that states that the construction was performed in accordance with the approved plans.
- 15) That construction of the new cul-de-sac shall be accessed through the existing Norwood Avenue driveway, and the house lot on Norwood Avenue shall be developed after the four lots on Lufkin Court are completed.

On the motion of Mr. Desmarais, seconded by Mr. Constantine, the Planning Board voted unanimously to formally adopt the Planning Department’s findings and grant preliminary approval with the Planning Department’s recommended stipulations.

**Administrative Subdivision**

The following administrative subdivisions were included for informational purposes.

Brookshire Plat	Plat: 379	Lots: 143, 145 & 146
The Elias Ayoub Plat	Plat: 286	Lots: 409 & 412
The Hammond Rosewell Plat	Plat: 368	Lots: 134 & 145
Re-plat of Cates Plat	Plat: 300	Lots: 280, 281 & 335

Being no further business the meeting was adjourned at 6:55 PM.