

**City of Warwick Planning Board
Meeting Minutes**

Wednesday, February 13, 2008

Members Present: John J. Mulhearn Jr.
Vincent Gambardella
Philip Slocum
Michael Constantine
James Desmaris

Members Absent: Rick Robinson
George Arnold
Michael Grande
Thomas Kiernan

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

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

On the motion of Mr. Slocum, seconded by Mr. Constantine, the Planning Board voted unanimously to accept the December 2007 meeting minutes.

Public Hearing

Major Subdivision

Verndale Street

Applicant: North End Realty, LLC
Location: 100 Verndale Street
Assessor's Plat: 339
Lot: 119 & 291
Zoning District: Residential A-7
Land Area: 16,008 square feet
Number of lots: 2
Engineer: Flynn Surveys, Inc.
Ward: 5

The applicant was requesting preliminary approval to raze an existing dwelling and to subdivide two merged lots to create two new nonconforming lots for development with less than the required frontage and lot width in a Residential A-7 Zoning District.

Attorney K. Joseph Shekarchi represented the applicant and informed the Planning Board that there was an error in the notice. The attorney stated that he would like to continue the hearing to the March 12, 2008 Planning Board meeting and would re-advertise the hearing.

Public Hearing

Major Land Development Project

Centerville Road Multi-family

Applicant:	Charles Abosamra
Location:	724 Centerville Road
Assessor's Plat:	242
Lot(s):	7, 8 & 35
Zoning District:	Residential A-15
Land Area:	2.72 Acres
Number of lots:	3
Engineer:	Ocean State Planners Inc.
Ward:	8

The applicant was requesting a combined master plan/preliminary approval of a Major Land Development Project/Subdivision to merge three lots with one existing dwelling to allow for the development of ten residential condominiums with less than the required driveway setback in a Residential A-15 Zoning District.

Attorney John C. Revens represented the applicant and requested that the Planning Board open the public hearing and continue the hearing to the March 12, 2008 Planning Board meeting. The attorney informed the Planning Board that because of a lack of a quorum for the application the Planning Board could not provide the required five votes to act on the application.

On the motion of Mr. Slocum, seconded by Mr. Constantine and Mr. Gambardella, the Planning Board voted unanimously to open the public hearing and to continue it to the March 12, 2008 Planning Board meeting.

Public Hearing

Major Land Development Project & Request for a Zone Change

800 Jefferson Boulevard

Applicant: Michael V. D'Ambra
Location: 800 Jefferson Boulevard
Assessor's Plat: 323
Lot(s): 287,288,289,290,291,518
Assessor's Plat: 277
Lot(s): 11,12,13,18
Zoning District: General Industrial, Office and Residential, A-7
Proposed Zone: General Business, with variances
Land Area: 8.45 acres
Number of Lots: 10
Proposed Lots: 2
Engineer: Jacobs Edwards and Kelcey
Ward: 3

The applicant was requesting Master Plan approval of a Major Land Development Project/Subdivision and a zone change recommendation for the construction of four (4) new office buildings, totaling 540,000 square feet, a six story parking garage and a 320 room hotel with parking on an adjacent lot. The proposed development will be contained on two lots with less than required front yard, side yard and rear yard setbacks, less than required parking and greater than allowed building height.

Board member Gambardella stated that he owns industrial property and a business in proximity to the proposed development within the Warwick Station Redevelopment District and therefore would not participate in the hearing.

Attorney K. Joseph Shekarchi represented the applicant and requested that the Planning Board open the public hearing and continue the hearing to the March 12, 2008 Planning Board meeting. The attorney informed the Planning Board that because of a lack of a quorum for the application the Planning Board could not provide the required five votes to act on the application.

On the motion of Mr. Constantine, seconded by Mr. Slocum, the Planning Board voted 3 in favor with Mr. Gambardella abstaining to open the public hearing.

Mr. Richard Langseth, resident of Buttonwoods, asked that the Planning Board request Rhode Island Department of Transportation input on the proposed project.

Following Mr. Langseth's statement, a motion was made by Mr. Constantine, seconded by Mr. Slocum, to continue the public hearing to the March 12, 2008 Planning Board meeting.

Public Meeting

Minor Subdivision

Shatkin Plat

Applicant: Cheryl Shatkin
Location: 14 Primrose Drive
Assessor's Plat: 203
Lots: 299, 300 & 301
Zoning District: Residential A-10
Land Area: 25,000 square feet
Number of lots: 2
Engineer: Alpha Associates, Ltd.
Ward: 9

Mr. Michael McCormick of Alpha Associates represented the applicant and was requesting preliminary approval to subdivide four abutting record lots totaling 25,000 square feet containing one residential structure to create two new lots, one conforming 12,500 square foot lot containing an existing dwelling and one conforming 12,500 square foot lot for the construction of a new single family home in a Residential A-10 zoning district.

Mr. McCormick informed the Planning Board that the proposed subdivision was in full conformance with the City's development review and zoning regulations.

Being no public comment or questions the Planning Board then heard the Planning Department 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 stipulation that the final site plan shall be approved by the City Engineer.

On the motion of Mr. Constantine, seconded by Mr. Gambardella and Mr. Desmaris, 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 upon compliance with the stipulation that the final site plan shall be approved by the City Engineer.

Public Hearing

Major Subdivision on an Existing Street

Barlow - Long Street Plat

Applicant: Edward Barlow
Location: Long Street
Assessor’s Plat: 364
Lot(s): 18
Zoning District: Residential A-10
Land Area: 47,748 Square Feet
Number of lots: 2
Engineer: Alpha Associates
Ward: 5

Attorney John C. Revens represented the applicant and was requesting a combined master plan/preliminary approval to subdivide one conforming lot with two existing dwellings to create two nonconforming lots; each lot having one dwelling, both lots with less than the required frontage and lot width in a Residential A-10 zoning district.

Mr. Revens reviewed the history of the property dating back to a 1984 zoning approval. Mr. Revens also informed the Planning Board that the property was already developed and that the purpose of the application was to subdivide the property and not for construction.

Being no questions or public 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 a variance to create two nonconforming lots with less than the required frontage and lot width.

- 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, and:
- 5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department recommendation was to grant the combined master plan/preliminary approval with the stipulation that the final site plan shall be approved by the City Engineer.

On the motion of Mr. Slocum Seconded by Mr. Desmaris the Planning Board voted unanimously to formally adopt the Planning Departments findings and to grant a combined master plan/preliminary approval with final approval to be through the Administrative Officer upon compliance with the stipulation that the final site plan shall be approved by the City Engineer.

Street Abandonment

Portion of Girard Avenue

Petitioner: Joni Auto Rentals, Inc.
Location: Assessors Plat: 321 & 323 see attached map.
Ward: 3

Attorney Mary-Ann Pezzulo represented the applicant and was requesting a positive recommendation to the Warwick City Council for the abandonment of a portion of Girard Avenue. Ms. Pezullo explained that the subject property was condemned by the RIDOT in 1993 and the petitioner would be selling the property to the Rhode Island Airport Corporation (RIAC). Ms. Pezullo informed the Planning Board that RIAC was requiring that the applicant petition the City of Warwick for abandonment of the street for highway purposes so that the street can be consolidated into the airport property.

Attorney Susan Licht-DePlasio, who represents RIAC stated that the agency would work with the City of Warwick to resolve the easement issue.

Following the presentation the Planning Board then heard the Planning Department findings and recommendation.

The Planning Departments found that there are existing utilities currently contained within the Girard Avenue right-of-way (ROW). The Warwick Sewer Authority, Water Division and Public Works Department require maintenance of utility easements on the property to provide continued access to existing water, sewer and drainage lines.

The Planning Department recommended that the Planning Board forward a positive recommendation for the requested street abandonment with the stipulations that the applicant or the applicant's representative shall meet with the appropriate city department's in order to resolve the utility easement issue prior to the City Council public hearing and that the abandoned property shall be merged with the abutting property with the recording of an Administrative Subdivision.

On the motion of Mr. Slocum, seconded by Mr. Constantine, the Planning Board voted unanimously to recommend approval of the proposed abandonment of a portion of Girard Avenue, with the following conditions:

- 1) That the applicant or the applicant's representative meet with the appropriate city departments (Sewer Authority, Water Division, and DPW Engineering Division) in order to resolve the utility easement issue prior to the City Council public hearing.
- 2) That the abandoned shall be merged with the abutting property with the recording of an Administrative Subdivision.

Administrative Subdivision

Corrective Subdivision - 1016 Centerville Road Plat: 241 Lots: 5 & 18