

**City of Warwick Planning Board
Meeting Minutes
Wednesday, February 11, 2009**

Members Present: Philip Slocum Acting Chairman
Michael Constantine
Cynthia Gerlach
Rick Robinson
James Desmarais
Thomas Kiernan
Leah Prata
Vincent Gambardella

Member Absent: John J. Mulhearn Jr.

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

Acting Chairman Slocum called the meeting to order at 6:05 P.M. and asked for a review of the minutes from the January, 2009 meeting. Attorney K. Joseph Shekarchi, who was present at the January meeting and represented the applicant for the Cottages at Aldrich Farm, commented on an error in the minutes. He stated that Patrick Cane was listed in the minutes as an abutting property owner but should have been listed as a co-owner of the project property.

On the motion of Mr. Robinson, seconded by Mr. Constantine, the Planning Board voted eight in favor to approve the January 2009 meeting minutes, with the stipulated change.

Public Meeting

Major Change to a recorded plan

Washington Trust Bank

Applicant: Washington Trust Bank
Location: 1471 Warwick Avenue
Assessor's Plat: 312
Lot(s): 485 and 486
Zoning District: General Business
Land Area: 2.78 Acres
Number of lots: 1
Engineer: Crossman Engineering
Ward: 4

Attorney K. Joseph Shekarchi represented the applicant for approval of a major change to a recorded land development project/subdivision to merge two existing lots to create one new lot for the construction of 4,260 square foot bank building. The Applicant had previously received approval for a project which included two lots, one with an office and the other with the bank building. The abutting lot was purchased by the applicant and they would now like to merge the lots back together, construct the bank building and eliminate the office building.

Attorney Shekarchi introduced Mr. Brian King, P.E.; Crossman Engineering. Mr. King presented the revised site plan. Attorney Shekarchi asked if the Board had any questions.

Board member Constantine asked if the egress onto Warwick Avenue would be designated as right turn only. Attorney Shekarchi responded yes.

Board member Slocum asked if there would be adequate stacking for the drive through lanes. Mr. King responded that more than adequate stacking room has been provided.

Being no further public 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.

The Planning Department recommendation was to grant preliminary approval with final approval to be through the Administrative Officer, upon compliance with the stipulation that the applicant shall merge lots 485 and 486 through an Administrative Subdivision.

On the motion of Mr. Gambardella, seconded by Mr. Constantine, the Planning Board voted unanimously in favor 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 Planning Department's stipulation.

Public Meeting

Request for an Extension

D'Ambra Office/Hotel Project

Applicant: Michael V. D'Ambra
Location: 800 Jefferson Boulevard
Assessor's Plat: 323; **Lots:** 287, 288, 289, 290, 291, and 518 and,
Assessor's Plat: 277; **Lots:** 11, 12, 13, and 18
Zoning District: General Business
Land Area: 8.45 Acres
Engineer: Jacobs, Edwards and Kelcey
Ward: 3

Board members Gambardella and Gerlach recused themselves.

Attorney Shekarchi represented the applicant to request an extension of a master plan approval for a major land development project/subdivision to construct four office buildings, totaling 540,000 square feet, a six story parking garage and a 320 room hotel. The project is to be constructed in four phases, with Phase I consisting of a new 110,000 square foot office building.

Attorney Shekarchi explained that there has been a delay in the project due to the current economic environment and the fact that the project requires multijurisdictional approvals which the applicant has made progress in obtaining, but has not finished.

Board member Slocum asked the Attorney if he felt that he would be able to get all the necessary approvals. Attorney Shekarchi said they would be able to obtain all the approvals and are more concerned with getting tenants for the buildings.

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

The Planning Department found the following:

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 April 8, 2010.

On the motion of Mr. Desmarais, seconded by Mr. Robinson, the Planning Board voted six in favor, with Board members Gambardella and Gerlach abstaining, to formally adopt the Planning Department's findings and to grant the requested extension to expire on April 8, 2010.

Public Meeting

Request for an Extension

Home Loan Bank Office Building

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|-------------------------|--------------------------------|
| Applicant: | Home Loan Bank |
| Location: | Alteri Way and Home Loan Plaza |
| Assessor's Plat: | 276 |
| Lot: | 17 |
| Zoning District: | General Industrial |
| Land Area: | 4.1 Acres |
| Number of lots: | 1 |
| Engineer: | Commonwealth Engineering |
| Ward: | 8 |

The Applicant, John Murphy, Jr., was requesting an extension of a master plan approval for a major land development project to construct a new, four story 60,000 square foot office building in a General Industrial Zoning District.

Mr. Murphy explained that Home Loan Bank is tied to the mortgage industry and the Bank has reduced staff by more than sixty percent due to the current economic climate and does not need the new office space at this time. The Bank is in the process of changing their business model and would like to extend the approval as part of this.

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

The Planning Department found the following:

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, 2010.

On the motion of Mr. Kiernan, seconded by Mr. Robinson, the Planning Board voted unanimously to formally adopt the Planning Department's findings and to grant the requested extension to expire on March 23, 2010.

Administrative Subdivisions

The Administrative Subdivisions were included for informational purposes.

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| Replat of Country Club Estates | Plat: 253 | Lot: 41 |
| Beacon Hill Rive | Plat: 250 | Lot: 61 |

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| Replat of Shenandoah Estates | Plat: 236 | Lots: 85, 181 |
| Shenandoah Road | | |

Being no further business the meeting was adjourned.