

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

Members Present: John J. Mulhearn Jr. Chairman
Philip Slocum
Michael Constantine
Cynthia Gerlach
Rick Robinson
Thomas Kiernan
Vincent Gambardella
Leah Prata (Late Arrival)

Members Absent: James Desmarais

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

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

On the motion of Mr. Constantine, seconded by Mr. Robinson, the Planning Board voted seven in favor with Mr. Mulhearn abstaining to approve the February 2009 meeting minutes.

Chairman Mulhearn changed the order of the meeting to consider requests for extensions as the first order of business.

Public Meeting

Request for an Extension

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: 7

Attorney John C. Revens represented the applicant and was requesting an extension of the 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 heard by the Planning Board on February 13, 2008.

Being no questions 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 12, 2010.

On the motion of Mr. Constantine, seconded by Mr. Gambardella, the Planning Board voted six in favor, with Ms. Prata not present and Mr. Slocum abstaining, to formally adopt the Planning Department's findings and to grant the requested extension to expire on March 12, 2010.

Public Meeting

Request for an Extension

Cowesett Farm

Applicant: Cowesett Farm, LLC
Location: Cowesett Road and Blue Ridge Road
Assessor's Plat: 239
Assessor's Lot(s): 8 & 11
Zoning District: Residential A-15
Land Area: 94.91 acres
Number of lots: 37
Engineer: DiPrete Engineers, Inc.
Ward: 8

Attorney John C. Revens represented the applicant and was requesting an extension of the master plan approval for the Cowesett Farm subdivision to allow for the creation of 36 single family house lots in an A-15 Zoning District, approved on April 19, 2006.

Being no questions 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 a final extension to expire on April 19, 2010.

On the motion of Mr. Slocum, seconded by Mr. Constantine, the Planning Board voted six in favor, with Ms. Prata not present and Mr. Mulhearn abstaining, to formally adopt the Planning Department's findings and to grant the a final extension to expire on April 19, 2010.

Public Hearing

Major Land Development Project

Orchard Avenue Medical Office Building

Applicant:	North End Realty, LLC
Location:	281 Centerville Road
Assessor's Plat:	246
Lot(s):	243
Zoning District:	Office
Land Area:	1.3 +/- acres
Number of lots:	1
Engineer:	SFM Engineering Associates
Ward:	8

Attorney K. Joseph Shekarchi represented the applicant and was requesting Preliminary approval of a Major Land Development Project for the construction of a new 10,800 square foot medical office building with less than required setback for parking spaces and less than required landscape buffer, on a lot zoned Office.

Attorney Shekarchi explained that the applicant had been working with the Planning Department to address development issues relating to Orchard Avenue and the abutting properties. The attorney stated that the applicant was in agreement with the Planning Department's recommended stipulations.

Having no questions or comment the Planning Board opened the public hearing.

Mr. Derek Anderson of 2 Gilbert Street inquired about access to the property from Centerville Road as it related to the traffic island.

Planning Staff explained that the traffic island ended before the terminus of the property and that individuals traveling easterly on Centerville Road would have to take a slight u-turn around the end of the island to access the property.

Attorney Shekarchi explained that Centerville Road is under the jurisdiction of the RIDOT and that RIDOT had issued a Physical Alteration Permit (PAP) for the property.

Board member Slocum inquired about the status of the parking area within the National Grid Electric Easement.

Planning Staff informed the Planning Board that the applicant had received National Grid approval for the parking area.

Board member Robinson asked if the neighbors were satisfied with the project.

Attorney Shekarchi explained that the Planning Department included stipulations at the early stages of approval designed to protect the neighbors. Mr. Shekarchi further explained that the applicant had been working with the neighbors to satisfy their concerns and that no-one was present to express any concerns about the development.

Being no additional questions or comment the Planning Board formally 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 PCO-48-07, Amended.
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 remit full payment to the Warwick Sewer Authority for the new sewer service connection and grinder pump, prior to final recording.
2. That the final plan shall be reviewed and approved by the City Engineering Department, for compliance with Section 3.02C of the Procedural and Technical Standards for the Practice of Land Surveying, effective April 1, 1994.
3. That the applicant shall illustrate the project layout on the Class I survey plan.

On the motion of Mr. Robinson, seconded by Mr. Gambardella, the Planning Board voted seven in favor, with Mr. Mulhearn abstaining, 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 recommended stipulations.

Public Meeting

Request for an Amendment to the City's Zoning Ordinance

Zoning Ordinance Table 1. Use Regulations

Applicant: Warwick City Council
Location: 3275 Post Road
Zoning District: Zoning Ordinance Table 1. Use Regulations

The Administrative Officer made the presentation to the Planning Board for the proposed zoning text amendment in accordance with Warwick City Council Resolution PCR-90-08. The Administrative Officer explained that the City Council desires to amend Zoning Ordinance Table 1. Use Regulations for those uses which require a Special Use Permit in Light Industrial and General Industrial Zoning Districts.

The Administrative Officer further explained that Council Resolution PCR-90-08 formed a committee to review uses requiring Special Use Permits in Light Industrial and General Industrial zones to determine whether there are any which no longer need to be granted by Special Use Permit and that the proposed changes have been recommended by the review committee.

The Administrative Officer than presented the Planning Department's findings and recommendation.

The Planning Department found the proposal to be in compliance with the City's Comprehensive Plan including the Goals and Policies Statement, the Implementation Program, the Land Use Element and Economic Development Element.

The Planning Department also found the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance as presented in Section 100 "Title and Purpose":

- 103.1 Promote the public health, safety and general welfare of the City.
- 103.2 Provide for a range of uses and intensities of use appropriate to the character of the city and reflects current and future needs.
- 103.3 Provides for orderly growth and development, which recognizes:
 - (A) The goals and patterns of land use contained in the comprehensive plan of the city.
 - (F) The need to shape the urban and suburban development.
- 103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

The Planning Department recommended a favorable recommendation to the Warwick City Council for the requested zoning amendment.

On the motion of Mr. Slocum, seconded by Mr. Robinson, the Planning Board voted unanimously to formally adopt the Planning Department's findings and to forward favorable recommendation to the Warwick City Council for the requested zoning amendment.

Public Meeting

Request for a Zone Change

Applicant:	Kathleen Melbourne
Location:	50 Morris Street
Assessor's Plat:	332
Assessor's Lot(s):	312
Zoning District:	Open Space
Proposed Zoning:	Residential A-7
Ward	4

The applicant was requesting a recommendation for a zone change to rezone approximately 2,852 square feet of lot 312 from Open Space to Residential A-7 in order to construct an addition to an existing dwelling.

The applicant was not present at the meeting.

On the motion of Mr. Constantine, seconded by Mr. Robinson, the Planning Board voted unanimously to continue the requested zone change to the April 2009 Planning Board meeting.

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