

**City of Warwick Planning Board
Meeting Minutes
Wednesday, November 10, 2010**

Members Present: John J. Mulhearn Jr., Chairman
James Desmarais
Cynthia Gerlach
Rick Robinson
Thomas Kiernan

Members Absent: Philip Slocum
Leah Prata
Vincent Gambardella

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

Chairman Mulhearn called the meeting to order at 6:09 P.M.

On the motion of Ms. Gerlach, seconded by Mr. Robinson, the Planning Board voted unanimously to approve the September 2010 meeting minutes.

Public Meeting

Minor Subdivision

Re-plat Portion of Oakland Gardens Plat

Applicant: Cosmo Properties LLC.
Location: 57 Gordon Avenue & Taplow Street
Assessor's Plat: 360
Lot(s): 714, 715 & 716
Zoning District: Residential A-7
Land Area: 14,059 square feet
Number of lots: 2
Engineer: NRC Associates
Ward: 6

Mr. Richard Carlucci and Mr. Nabil Rashid, PLS, represented the applicant who was requesting preliminary approval to subdivide three (3) abutting nonconforming lots to create two (2) lots, one (1) lot with an existing dwelling and one (1) new lot for development in a Residential A-7 Zoning District. Mr. Rashid informed the Planning Board the applicant concurred with the Planning Department's stipulations.

Being no questions or comments 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's recommendation was to grant preliminary approval with final approval to be through the Administrative Officer, upon compliance with the following stipulations:

- 1) That all plans shall comply with Section 3.02 C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of RI, effective April 1, 1994.
- 2) That the final plan shall provide existing and proposed contours, shall include the distance of the proposed new property line between Parcel A and Parcel B, and shall show driveway location on Parcel B.
- 3) That the proposed granite bound shall be relocated along Taplow Street at the location of the new property line between Parcel A and Parcel B.

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

Public Informational Meeting

Major Subdivision

Norwood Estates

Applicant:	North End Realty LLC.
Location:	247 Sargent Street and Cherry Street
Assessor's Plat:	297
Lot(s):	232, 233, 234 & 290 through 296
Zoning District:	Residential A-7
Land Area:	1.56 acres
Number of lots:	6
Engineer:	SFM Engineering Assoc.
Ward:	2

Mr. Scott Moorehead, P.E. represented the applicant and was requesting preliminary approval to subdivide ten (10) lots to create six (6) new lots, one (1) lot with an existing dwelling and five (5) new lots for development in a Residential A-7 Zoning District.

Mr. Moorehead explained that the roof runoff would be infiltrated into drywells and commented on proposed stipulations five (5) and seven (7). Mr. Moorehead explained that there may already be an easement for the utility company as requested in stipulation five (5) because the area is an abandoned City street and typically when the City Council abandons streets, it retains the easement rights for utility purposes.

Mr. Moorehead objected to stipulation seven (7) stating that the requirement to widen the street was not necessary in that the street was currently an accepted and improved City street and was not a new street that was proposed as part of the subdivision.

The Planning Staff agreed to address stipulation five (5) by adding the phrase "if necessary" to the end of the stipulation. The Planning Staff however disagreed that the roadway widening presented in proposed stipulation seven (7) was not necessary.

The Planning Board then opened the meeting to public comment.

Mr. Tom Morgan of 259 Sargent Street asked if there was public sewer on Cherry Street and if Cherry Street would be repaved "in total" or in strips.

Mr. Moorehead responded that there is a sewer manhole at the intersection of Cherry Street and Maple Street but no sewer on Cherry Street. Mr. Moorehead explained that there would be no need to repave Cherry Street because the development would only cut into Cherry Street at its intersection with Maple Street. Mr. Moorehead explained that the intersection would have to be repaved however.

Ms. Karen DeRosa of 65 Cherry Street asked what type of homes would be built.

The Planning Board Chairman explained that the Planning Board did not approve housing types, that its purview was land use and the lots that were being created.

Mr. Chofay, the developer, informed Ms. DeRosa that he had not yet decided what types of homes would be built.

Being no further questions or comments, the Planning Board then ended the public comment 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.
- 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's recommendation was to grant Master Plan approval with the following stipulations:

- 1) That all plans shall comply with Section 3.02 C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of RI, effective April 1, 1994.
- 2) That the preliminary plan Site Data notation shall be corrected to indicate ten (10) Assessor's Lots, a note stating that there are no wetlands within 200-feet of the site, as indicated in the narrative report.
- 3) That each lot shall have at least one granite bound which is to be located along a common property line with an abutting lot.
- 4) That the driveway on lot six (6) shall be located to avoid the existing guy wire for existing utility pole P-2.

- 5) That an easement shall be depicted on the plan which shall be approved by the affected utility company, for the overhead wires and guy wire on lot six (6) prior to preliminary approval, if necessary.
- 6) That a tree planting plan developed and signed by a Rhode Island Registered Landscape Architect locating 13 street trees to be planted within the City right-of-way (one tree every 50') shall be submitted for approval by the City's Landscape Division prior to preliminary approval.
- 7) That the sections of Sargent Street and Cherry Street that abut the proposed subdivision shall be widened to 26 feet in order to conform to the City's minimum street width as provided for in Development Review Regulation's, Section D.3.1-d. "Right-of-way widths.
- 8) That the applicant shall dedicate a "fee-in-lieu of open space" equal to five (5) lots to the City of Warwick for Recreational District 5 as presented in the Warwick Comprehensive Plan Recreation Element, prior to recording the Final Plan.

On the motion of Mr. Kiernan, seconded by Mr. Robinson and Mr. Desmarais the Planning Board voted unanimously to formally adopt the Planning Department's findings and to grant master plan approval, with the Planning Department's recommended stipulation.

Bond Reduction

**Miga Corona Plat
Sunny View Court**

Current bond total	\$10,000.00
Amount to be released	<u>\$10,000.00</u>
Retain	Full Release

On the motion of Mr. Desmarais, seconded by Ms. Gerlach, the Planning Board voted unanimously to authorize the full release of the Miga Corona Plat Bond.

Being no further business the meeting was closed at 6:35 PM.