

**City of Warwick Planning Board
Meeting Minutes**

Wednesday, October 8, 2008

Members Present: Philip Slocum
Michael Constantine
Cynthia Gerlach
Vincent Gambardella
Leah Prata

Members Absent: John J. Mulhearn Jr.
Thomas Kiernan
Rick Robinson
James Desmarais

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

Acting Chairman Slocum called the meeting to order at 6:01 P.M.

On the motion of Mr. Constantine, seconded by Mr. Gambardella, the Planning Board voted unanimously to approve the August 2008 meeting minutes.

Public Hearing

Major Land Development Project

Balise of Warwick

Applicant: Advantage Construction/Balise
Location: 1400 Post Road
Assessor's Plat: 309
Lot(s): 62
Zoning District: General Business, with variances
Land Area: 9.2 acres
Number of lots: 1
Engineer: Fuss & O'Neill
Ward: 3

Attorney K. Joseph Shekarchi represented the applicant and was requesting Preliminary Approval of a Major Land Development Project to construct a new 63,973 square foot building to be used as an auto dealership and service center, with less than required wetlands setback, aisle distance from the proposed building, landscaping, size of parking spaces, number of loading spaces, greater than allowed driveway width and higher and larger than allowed signage on a lot zoned General Business, with variances.

Attorney Shekarchi explained that there was an existing automobile dealership on the property and that the applicants had razed the building in order to construct a new nine million dollar Toyota dealership.

Attorney Shekarchi also explained that the project had received master plan approval from the Planning Board and a City Council zone change in order to allow construction of the new dealership.

Being no questions or public comment the Planning Board formally closed the public hearing and heard the Planning Department's findings and recommendation.

The Planning Department found the project to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations:

1. Generally consistent with the Comprehensive Community Plan.
2. In compliance with the standards and provisions of the City's Zoning Ordinance having received City Council Zone Change PCO-18-08, Amended from Light Industrial to General Business, with variances for less than required wetlands setback, aisle distance from the proposed building, landscaping, size of parking spaces, number of loading spaces, greater than allowed driveway width and higher and larger than allowed signage.
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. The applicant shall submit an Inflow and Infiltration (I&I) fee to the Warwick Sewer Authority (WSA), prior to obtaining a building permit.
2. That the applicant shall install covers to grade on the oil/water separator for inspection and cleaning purposes and comply with any and all WSA pretreatment requirements.
3. The location and number of hydrants shall be approved by the Warwick Fire Marshall, prior to Final Approval.

On the motion of Mr. Gambardella, seconded by Ms. Gerlach, the Planning Board voted unanimously to formally adopt the Planning Department's findings and 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 a Zone Change

Applicant: NAIRI, Inc.
Location: 1200 Quaker Lane
Assessor's Plat: 215
Assessor's Lot(s): 2 and 23
Zoning District: GB(R), with approval to remodel and expand to twenty auditoriums with and to construct a new 7,135 sf. restaurant within the existing parking facilities.

Attorney Daniel Flaherty represented the applicant and was requesting removal of a previous City Council zone change stipulation that requires manual traffic control at the Showcase Cinema location at 1200 Quaker Lane.

Attorney Flaherty explained that that the traffic control stipulation was requested in a February 22, 2007 letter from the East Greenwich Town Manager. Since that time the East Greenwich Police Department has determined that manual traffic control is no longer necessary. The attorney presented a letter from the East Greenwich Police Chief confirming that the traffic control was not necessary. Attorney Flaherty concluded his presentation by telling the Planning Board that the Showcase would still request manual traffic control for special events and during other high traffic times.

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

The Planning Department found the proposed zone change to be in compliance with the City's Comprehensive Plan, including the Goals and Policies Statement, the Implementation Program, the Land Use Element and the 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 reflect current and future needs.

103.3 Provide for orderly growth and development, which recognizes:

- A) The goals and patterns of land use contained in the Comprehensive Plan of the City of Warwick.
- B) The natural characteristics of the land, including its suitability for use based on the soil characteristics and topography.
- E) The availability and capacity of existing and planned public and/or private services and facilities.
- F) The need to shape and balance urban and suburban development.

103.10 Promote a high level of quality in design in the development of private and public facilities.

103.12 Promote for coordination of land uses with contiguous municipalities, other municipalities, the state, and other agencies.

The Planning Department recommended a favorable recommendation to the Warwick City Council for the requested zoning amendment maintaining the following stipulation:

- 1) That the future development of the property shall be subject to a formal Development Plan Review by the Warwick Planning Board as a Land Development Project.

On the motion of Mr. Gambardella, seconded by Mr. Constantine, the Planning Board voted unanimously to formally adopt the Planning Department’s findings and make a favorable recommendation to the Warwick City Council for the requested zoning amendment with the Planning Department’s recommended stipulation.

Bond Reduction

**Miga Corona Plat
Miga Way**

Current bond total	\$297,600.00
<u>Amount to be released</u>	<u>\$236,931.00</u>
Retain	\$ 60,669.00

**Kenneth Avenue Plat
Kenneth Avenue**

Current bond total	\$36,636.00
<u>Amount to be released</u>	<u>\$36,636.00</u>
	Full Release

On the motion of Mr. Gambardella, seconded by Ms. Gerlach, the Planning Board voted unanimously to grant the “Miga Corona Plat” and the “Kenneth Avenue Plat” bond reductions.

Administrative Subdivisions

The Administrative Subdivision was included for informational purposes.

Girard Plat - Joni’s Auto Rental Post Road	Plat: 323	Lots: 158, 174 – 176 & 178
	Plat: 321	Lot: 4 (portion)