

**City of Warwick Planning Board  
Meeting Minutes**

**Wednesday, September 13, 2006**

**Members Present:** John J. Mulhearn Jr.  
Attilio Iacobucci  
Vincent Gambardella  
Carter Thomas  
Philip Slocum  
Rick Robinson

**Members Absent:** Michael Constantine  
Jeanne Foster  
George Arnold

**Also in attendance:** John DeLucia, City Engineer  
Eric Hindinger, Assistant City Engineer  
Peter Ruggiero, Solicitor

The meeting was called to order at 6:00 P.M.

On the motion of Mr. Iacobucci, seconded by Mr. Robinson and Mr. Gambardella, the Planning Board voted five in favor with one abstention to accept the minutes of August 2006 meeting. Board member Slocum abstained stating that he did not attend the August meeting.

**Public Meeting**

**Minor Subdivision**

**111 Valentine Circle**

Applicant: Stephen Carlotti  
Location: 111 Valentine Circle  
Assessor's Plat: 235  
Lot(s): 176  
Zoning District: Residential A-15  
Land Area: 1.50 acres  
Number of lots: 2  
Engineer: DiPrete Engineering  
Ward: 9

Mr. Dennis DiPrete, P.E. of DiPrete Engineering represented the applicant and was requesting preliminary approval to subdivide one lot to create two lots, one

lot with an existing dwelling and one new lot for development in a Residential A-15 Zoning District.

Mr. DiPrete explained that the proposed subdivision was in full compliance with the City's zoning regulations and that the proposed new lot had received RIDEM ISDS approval. Mr. DiPrete concluded his remarks by informing the Planning Board that the applicant was in acceptance of the Planning Department's recommended stipulation.

Being no 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.

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 final drainage plan shall be approved by the City Engineer prior to final approval.

On the motion of Mr. Iacobucci, seconded by Mr. Thomas, 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 Planning Department's recommended stipulation.

**Public Hearing**

**Major Land Development Project**

**Cedar Hill Farms**

<b>Applicant:</b>	Andrew Catanzaro & Robert S. & Marjorie B. Catanzaro
<b>Location:</b>	316 Love Lane
<b>Assessor's Plat:</b>	222
<b>Lot(s):</b>	156
<b>Zoning District:</b>	Residential A-40
<b>Land Area:</b>	11.86 Acres
<b>Number of lots:</b>	NA
<b>Engineer:</b>	Ocean State Planners, Inc.
<b>Ward:</b>	9

Attorney K. Joseph Shekarchi represented the applicant and was requesting preliminary approval to construct two new single-family dwellings on an 11.86 acre parcel through the creation of a land condominium in a Residential A-40 zoning district.

The attorney explained that the proposal had been before the Planning Board on several occasions and that each time the applicant had reduced the size and scope of the development. The attorney also stated that the property could be subdivided into 19 conventional house lots but that the applicant preferred to maintain the aesthetics of the property. Attorney Shekarchi further explained that the development had received a conditional master plan approval from the Planning and has subsequently received Zoning Board approval to have more than one residential dwelling on a lot to establish a land condominium.

Attorney Shekarchi stated that there was an error in the Planning Department's recommendation regarding the "fee-in-lieu-of open space." Shekarchi explained that the stipulation had been carried over from a previous proposal and requested that the stipulation be reduced from six lots to two lots for the two new homes being proposed.

The Planning Staff concurred with the request.

Mr. John Renner of 68 Windermere Way stated that he thought the development was already approved and that he had no objection to the two new condominium lots.

Being no further 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 relief from the Zoning Board of Review (Petition #9270) to have more than one single-family residential dwelling on a lot.
- 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 development possesses adequate and permanent 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 proposed access driveway shall be graded with a 2% minimum cross-slope crown to insure that storm-water runoff is contained on the subject parcel. In no circumstance shall storm-water runoff be directed toward the City's Right of Way (Love Lane) or abutting properties.
- 2) That the right-of-way shall be a common access drive for all members of the condominium association.
- 3) That all necessary infrastructure including, but not limited to, drainage, roadways, and water lines shall be owned and maintained by the condominium association.
- 4) That the applicant shall work together with the City Landscape Project Coordinator to preserve existing mature trees during construction.
- 5) That the developer shall dedicate "funds-in-lieu of open space" equal to two lots to the City of Warwick for Recreational District 7 upon recording of the final approval.

On the motion of Mr. Slocum, seconded by Mr. Gambardella, 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 Planning Department's recommended stipulations.

**Public Informational Meeting**

**Major Land Development Project**

**Blue Ridge Road Plat**

**Applicant:** City Land Investment Incorporated  
**Location:** Cowesett Road and Blue Ridge Road  
**Assessor's Plat:** 239 Lot: 23 & Assessor's Plat: 240 Lot: 3  
**Zoning District:** Residential A-15  
**Land Area:** 2.5 acres  
**Number of lots:** 3  
**Engineer:** Caito Corporation  
**Ward:** 8

The City Solicitor, Peter Ruggiero, recused himself from participating in the hearing stating that he had a former business relationship with Universal Properties in which the applicant was a principal.

Attorney K. Joseph Shekarchi represented the applicant and was requesting master plan approval to subdivide two lots with existing dwellings to create three lots; two conforming lots with existing dwellings and one new 32,730 square foot lot for development with less than the required frontage and lot width in a Residential A-15 zoning district.

Attorney Shekarchi then introduced Mr. John Caito, P.E., Caito Corporation, who explained the details of the proposed subdivision. Mr. Caito explained that the applicant had agreed to purchase land from his neighbor and intended to subdivide a lot for his daughter fronting on Cowesett Road. Mr. Caito informed the Planning Board that the proposed lot would have less than the required frontage but that the three resulting lots would all possess two times the minimum lot area.

Board member Slocum inquired as to which property on Blue Ridge Road was owned by the applicant.

Caito responded that the applicant resided at 389 Blue Ridge Road.

Mr. Caito also informed the Planning Board that there was a barn on the property that was encroaching on an abutting property and that the barn would be moved or removed to comply with the City's zoning regulations.

Mr. Slocum asked how much frontage the new lot would have on Cowesett Road.

Caito responded that the lot would have 48 feet of frontage.

Chairman Mulhearn asked if the lot had received ISDS approval.

Caito informed the Board that ISDS approval had not been issued but that the lot did meet the standards for a new ISDS system.

Ms. Linda Lyman of 386 Blue Ridge Road spoke in favor of the application stating that Mr. Malafonte kept his property in very good condition and that she was pleased that the driveway would be from Cowesett Road.

Being no further public comment the Planning Board closed the public meeting 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) Not in compliance with the standards and provisions of the City's Zoning Ordinance; therefore, requiring Zoning Board of Review approval to create a lot 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.

The Planning Department recommendation was to grant master plan approval with the following stipulations:

- 1) That the applicant shall receive Zoning Board of Review approval to create a lot with less than the required frontage and lot width.
- 2) That the preliminary plan shall depict all existing and proposed utilities and the existing edge of pavement along Cowesett Road and Blue Ridge Road.
- 3) That the applicant shall work together with the City Landscape Project Coordinator to preserve existing mature trees during construction in particular those trees in close proximity to Cowesett Road, trees lining the proposed new driveway and trees along neighboring property lines.

On the motion of Mr. Thomas, seconded by Mr. Robinson and Mr. Iacobucci, 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 stipulations.

**Public Meeting**

**Minor Land Development Project**

**Office Building/Washington Trust Bank**

Applicant:	The Washington Trust Company
Location:	1473 Warwick Avenue
Assessor's Plat:	312
Lot:	173
Zoning District:	GB, General Business
Land Area:	2.71 acres
Number of lots:	2
Engineer:	Crossman Engineering, Inc.
Ward:	4

Attorney K. Joseph Shekarchi represented the applicant and was requesting preliminary approval for a Minor Land Development Project to subdivide an existing lot into two conforming lots, one lot with a 10,000 square foot office building, and one lot with a 3,240 square foot bank with drive through windows, both lots with shared parking and access.

Attorney Shekarchi introduced Mr. Doug Allum, P.E., Crossman Engineering, and proceeded to explain the proposal to the Planning Board. Mr. Shekarchi stated that the proposal was to build a new bank building in the existing Barry's parking lot and to convert the existing Barry's building into professional office space. He stated that the development was in compliance with the City's zoning regulations for parking, building height, setbacks, etc.

Chairman Mulhearn inquired if the access was a city street.

Attorney Shekarchi informed the Planning Board that the development would have a shared access from Warwick Avenue via an easement that runs parallel between the property and an adjacent furniture store. Shekarchi further explained that the development would include cross easements for parking and access.

The Planning Staff provided a more detailed explanation of the parking and circulation for the development.

Being not further questions and no 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.

Planning Department recommendation was to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) A separate domestic and fire service shall be provided from the existing line leading to the Four Seasons Apartments.
- 2) A double-check detector shall be installed on the fire service and an RPZ shall be installed after the domestic meter.
- 3) That the project engineer shall design a collection system for building runoff and a drainage swale in the grassed island to improve storm-water quality.
- 4) That the Applicant shall subdivide the lot by an Administrative Subdivision and provide cross easements for parking and access.

On the motion of Mr. Gambardella, seconded by Mr. Iacobucci, 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 Planning Department’s recommended stipulations.



## **Public Hearing**

### **Major Land Development Project**

#### **Offices at the Crossings**

Applicant: Bellecastle Realty, Inc.  
Location: Greenwich Avenue  
Assessor's Plat: 257  
Lot(s): 10 & 13  
Zoning District: Office and PDR A-7  
Land Area: 48 acres  
Number of lots: 2  
Engineer: Garofalo & Associates, Inc.  
Ward: 8

Attorney K. Joseph Shekarchi represented the applicant and was requesting a combined master plan/preliminary approval of a Major Land Development Project to construct two office buildings totaling 200,000 square feet, with Zoning relief from the height requirement and less than required parking.

Attorney Shekarchi introduced Mr. Kelly Coates of Carpionato Properties who distributed application booklets to the Planning Board. Mr. Shekarchi asked that the books be accepted as "Exhibit A."

Mr. Shekarchi then informed the Planning Board that there may be a notice issue but that the applicant was willing to proceed at their own risk. The attorney explained that between the time the applicant produced the radius map and mailing list that there had been abutting condominium units that had been sold therefore the new owners were not included on the mailing list. Shekarchi further informed the Board that the applicant had Federal Expressed notices to new owners and that they had been notified of the meeting.

Attorney Shekarchi explained that the proposed development was comprised of two office buildings totaling 200,000 square feet and that one tenant was Davol Corporation, a medical supply company and that a second proposed tenant was an insurance company.

Shekarchi reminded the Planning Board that the subject property had been before the Board for a recommendation for a zone change to the City Council. He further informed the Board that the zone change was approved and that the City Council also granted parking relief and height relief as part of the zone change.

Attorney Shekarchi then introduced Mr. Nick Pampiano, P.E. of Garofalo & Associates who addressed proposed stipulation 2 informing the Planning Board that he had moved a proposed retaining wall from on top of an underground drainage system.

Being no further questions and no public comment the Planning Board closed the public hearing and 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 having received City Council Zone change PCO-29-06, 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 is to grant combined Master Plan/Preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the final plan shall include a landscape plan designed and stamped by a Rhode Island Registered Landscape Architect and approved by the Warwick Landscape Project Coordinator.
- 2) That the project engineer shall submit pump station design calculations for review and approval by the Warwick Sewer Authority.
- 3) That the Developer shall seek the installation of a fully actuated traffic signal at the intersection of Greenwich Avenue and the site access drive, as recommended in the traffic analysis prepared by Garofalo & Associates and dated May, 2006 pursuant to RIDOT requirements. This signal should be incorporated into the coordinated signal system presently being installed as a part of the RIDOT reconstruction of Route 5.
- 4) The project engineer shall submit a complete parking plan for all uses on the site including the ancillary parking for Assessor's Plat 265, lots 18 and 21.
- 5) That the existing fifty foot (50') buffer shall be preserved along the southern property line and maintained by the individual abutting property owners thereafter. The Developer shall be allowed to construct and maintain paving and/or a detention pond within twenty-five (25') of the buffer, farthest from the eastern property line of the site.

- 6) That the Developer shall continue to provide the land, bring water service to the site and construct the roads for the little league baseball facilities (the “Baseball Facilities”) and shall lease the Baseball Facilities to the Continental Little League for the term of twenty (20) years at no cost to the Continental Little League. The Continental Little League shall construct and shall be responsible for the maintenance of the Baseball Facilities.
- 7) That the little league parking lot shall be illuminated.

On the motion of Mr. Slocum, seconded by Mr. Thomas, the Planning Board voted unanimously to formally adopt the Planning Department’s findings and to grant a combined master plan/preliminary approval with final approval to be through the Administrative Officer upon compliance with the Planning Department’s recommended stipulations.

### **Public Informational Meeting**

#### **Major Subdivision**

#### **Kalunian Subdivision**

<b>Applicant:</b>	Karolyn G. Kalunian
<b>Location:</b>	111 Terrace Avenue
<b>Assessor’s Plat:</b>	336
<b>Lot(s):</b>	305, 306 & 307
<b>Zoning District:</b>	Residential A-40
<b>Land Area:</b>	18,908 square feet
<b>Number of lots:</b>	2
<b>Engineer:</b>	A.J. Desvoyaux, PE.
<b>Ward:</b>	4

Attorney Alfred Ferruolo represented the applicant and was requesting Master Plan approval to subdivide three abutting nonconforming lots to create two new nonconforming lots with less than the required land area, frontage and lot width, one lot with an existing dwelling having less than the required side setback and one new lot for development in a Residential A-40 zoning district.

Board member Slocum recused himself stating that the applicant was a client of his insurance company. Mr. Slocum then submitted his conflict of interest for the record and sat in the audience.

The Planning Staff then informed the applicant that the Planning Board had only five members sitting in consideration of the application, therefore, the applicant required an affirmative vote of all five members to constitute an approval.

Attorney Ferruolo informed the Board that the property consisted of legal nonconforming lots platted in 1909. He stated that the applicant owned the property in its current configuration since 1980 and that it was the adoption of the 1988 Zoning Ordinance that merged the subject lots.

Ferruolo stated that there is a provision in the zoning ordinance that allows the subdivision of merged lots and that the proposed subdivision would require Zoning Board of Review approval.

The attorney further stated that had the applicant simply deeded one of the lots to her daughter in 1988 as many people had done, the lots would not have been merged.

Ferruolo stated that the applicant intended to sell the existing home and live in the new home that she desired to build. He explained that the applicant had been informed by the city that the property was buildable and as a result she hired an engineer at substantial cost to develop plans to build a home.

Board member Iacobucci asked why the lots were not “grandfathered.”

The attorney responded that the adoption of the 1988 zoning ordinance merged the lots as one.

Board member Iacobucci addressed the Planning Staff asking why the applicant had been told the lot was buildable.

The Administrative Officer explained that the building office had made a mistake and that the Building Official had provided a referral letter for the CRMC stating that the property conformed to the City’s zoning regulations.

Attorney Ferruolo asked to have the letter entered into the record.

Mr. Thomas Wilson of 154 Old Mill Boulevard stated that he was a member of the Mill Cove Conservancy a land trust formed to protect and preserve Mill Cove. Mr. Wilson stated that the City’s comprehensive plan calls for low density development along the cove. Mr. Wilson stated that CRMC and the City of Warwick both define low density as one house per 40,000 square feet. Mr. Wilson asked the Planning Board to uphold the City’s Comprehensive Plan and Zoning Ordinance. He informed the Board that Mill Cove was a hurricane zone and asked the board to protect the cove because it is an important environmental resource.

Mr. Michael DeLuca of 89 Terrace Avenue stated that he was a neighbor to the east of the property. Mr. DeLuca spoke in favor of the subdivision, he told the Planning Board that his family lived there in 1954 and he purchased his home there in 1990. He stated that his property consisted of eight merged lots but there were many other homes on small lots.

Being no further questions or public comment the Planning Board closed the public meeting and heard the Planning Department’s findings and recommendation.

The Planning Department found the proposal **not to be** generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations.

- 1) **Not** consistent with the Comprehensive Community Plan.

The City's "Comprehensive Plan Land Use Element Policy Recommendation Section" specifically addresses this area of Conimicut south (identified as Area X) which includes the area from Rocky Point and Bayside Beach around Mill Cove to the tip of Conimicut Point with the following policies:

- a. Designate all areas for low-density residential use.
  - b. The Mill Cove area classified as CRMC "Type 1" waters should be designated for Open Space/Conservation (public lands) or very low density residential use (private lands).
  - c. Private lands near Conimicut Point should be designated for very low density residential use.
- 2) Not in compliance with the standards and provisions of the City's Zoning Ordinance.

Zoning Ordinance Sections 405.2 "Merger of abutting nonconforming lots" and 405.3 "Subdivision of merged lots" apply directly to this application.

- a. Zoning Ordinance Section 405.2 reads as follows: If two or more abutting nonconforming lots are held in the same ownership as of June 20, 1988 or subsequent thereto, such lots shall be combined for the purposes of this ordinance in order to conform or more nearly conform to any of the dimensional requirements of this ordinance for the district in which such lots are located and shall no be sold separately.
- b. Zoning Ordinance Section 405.3 (A) reads as follows: "In all zones where any portion of the lot is within the "coastal zone" as defined by the RICRMC, all dimensional requirements for the zone including without limitation, area frontage and lot width shall be met.

Planning Department recommendation was to **deny** master plan approval.

On the motion of Mr. Iacobucci, seconded by Mr. Gambardella, the Planning Board voted five in favor with Mr. Slocum abstaining to grant master plan approval taking into consideration the history of the property including the applicant's reliance on the Building Official's referral letter authorizing application to the CRMC and the fact that the surrounding area contains developed lots that are similar in size to the lots proposed by the applicant.

**Public Hearing**

**Major Land Development Project**

**Leal Two-Family**

Applicant: Terry Leal & Maisie Raftery  
Location: 18 Kenway Avenue  
Assessor's Plat: 376  
Lot(s): 122  
Zoning District: Residential A-7  
Land Area: 10,200 square feet  
Number of lots: NA  
Engineer: A.J. Desvoyaux P.E. PLS.  
Ward: 6

Attorney John Harrington represented the applicant and was requesting preliminary approval to construct a second story addition with less than the required side yard setback in order to convert a single family dwelling into a two-family dwelling on a lot with less than required land area in a Residential A-7 Zoning District.

Mr. Harrington explained that the Planning Board had granted a conditional master plan approval and that the applicant had subsequently received Zoning Board of Review approval.

Board member Robinson asked if there were other two-family dwellings in the area.

Harrington responded that at the master plan hearing he had presented expert testimony that there are multi-family dwellings in the area.

Chairman Mulhearn confirmed Harrington's response.

Being no further 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 Zoning Board of Review approval (Petition #9352) to construct a second story addition with less than the required side yard setback and to convert a single family dwelling into a two-family dwelling on a lot with less than required land area in a Residential A-7 Zoning District.

- 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.

On the motion of Mr. Gambardella, seconded by Mr. Slocum and Mr. Iacobucci, 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.

### **Public Hearing**

### **Major Subdivision**

### **Cormier Plat**

Applicant:	Edward and Debra Cormier
Location:	65 Palm Boulevard
Assessor's Plat:	288
Lot(s):	448
Zoning District:	Residential A-7
Land Area:	19,555 square feet
Number of lots:	2
Engineer:	Alpha Associates, Ltd.
Ward:	2

Attorney John Harrington represented the applicant and was requesting preliminary approval to subdivide one lot to create two lots, one lot with an existing structure and one new lot for development with less than required wetland setback in a Residential A-7 Zoning District.

Mr. Harrington explained that the Planning Board had granted a conditional master plan approval and that the applicant had subsequently received Zoning Board of Review approval and RIDEM approval.

There 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 Zoning Board of Review approval (Petition #9353) variance to construct a dwelling with less than the required wetland setback.
- 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 final plan shall include a notation that “The existing 18 inch maple tree located in front of proposed “Parcel B” shall be preserved and protected with drip-line tree protection which shall be inspected by the City’s Landscape Project Coordinator, prior to the issuance of a building permit.”
- 2) That both structures shall be connected to the Warwick Sewer System.
- 3) That the outstanding sewer assessment shall be paid in full prior to recording the final plan.
- 4) That a street tree shall be installed in front of “Parcel B” prior to a Certificate of Occupancy (C.O.), location and type to be determined by the City’s Landscape Project Coordinator.

On the motion of Mr. Iacobucci, seconded by Mr. Slocum, 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 Planning Department’s recommended stipulations.



**Public Meeting**

**Minor Subdivision**

**Grenier Plat**

Applicant: The Grenier Group, Incorporated  
Location: Warwick Neck Avenue, Beacon Avenue & Warner Avenue  
Assessor's Plat: 381  
Lot(s): 4  
Zoning District: Residential A-40  
Land Area: 3.42 acres  
Number of lots: 2  
Engineer: Waterman Engineering  
Ward: 5

Mr. Richard Lipsitz, P.E. of Waterman Engineering represented the applicant and was requesting preliminary approval to subdivide one lot to create two lots, one lot with an existing dwelling and one new lot for development in a Residential A-40 Zoning District.

Mr. Lipsitz explained that the subdivision was in conformance with the City's Zoning Ordinance. He further explained that the applicant intended to sell the existing house and create one additional lot.

Board member Slocum asked if the applicant intended to build a house on the new lot.

The property owner Mr. Grenier responded that he intended to sell the remaining land.

There being no further questions and public comment, the Planning Board 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:

- 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 following stipulations:

- 1) That the final plan shall indicate the property owners across adjacent streets and depict all existing utilities within the public right-of-way.
- 2) That all components of the existing septic system shall be located and inspected by a qualified professional to determine if the system is functioning properly.
- 3) That any proposed alterations to the existing stone walls shall be approved by the Warwick Historic District Commission as required in Zoning Ordinance Section 311.10 "Stone walls."

On the motion of Mr. Slocum, seconded by Mr. Iacobucci, 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 Planning Department's recommended stipulations

### **Public Meeting**

### **Request for an Extension**

### **Armstrong Plat**

<b>Applicant:</b>	Marc and Christopher Chapron and John Callahan
<b>Location:</b>	1681 West Shore Road
<b>Assessor's Plat:</b>	353
<b>Lot(s):</b>	47 & 48
<b>Zoning District:</b>	Residential A-10
<b>Land Area:</b>	11.86 Acres
<b>Number of lots:</b>	3
<b>Engineer:</b>	David Gardner and Associates
<b>Ward:</b>	5

Marc and Christopher Chapron represented themselves and were requesting an extension of master plan approval of the Armstrong Plat granted on October 5, 2005 to subdivide two lots to create three lots, one lot with an existing dwelling, one lot to be developed as a two-family dwelling with less than the required wetland setback and one new single family lot for development on an existing street in a residential A-10 Zoning District."

Mr. Chapron explained that they were awaiting RIDEM approval.

There were no questions or comment regarding the request.

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 October 5, 2007.

On the motion of Mr. Iacobucci, seconded by Mr. Thomas and Mr. Robinson, the Planning Board voted unanimously to formally adopt the Planning Department's findings and to grant the requested extension to expire on October 5, 2007.

Being no further business the meeting was adjourned at 7:30 P.M.