

**Meeting Notice  
City of Warwick  
Planning Board**

**Date:** Wednesday April 5, 2006

**Time:** 7:00 p.m.

**Location:** Warwick City Hall  
Lower Level Conference Room  
3275 Post Road  
Warwick, RI 02886

Review and acceptance of March 2006 meeting minutes.

**Public Meeting**

**Minor Subdivision**

**Gordon Avenue**

**Applicant:** Phillip and Gina Smith  
**Location:** 236 Gordon Avenue  
**Assessor's Plat:** 361  
**Lot(s):** 423, 424 & 453  
**Zoning District:** Residential A-7  
**Land Area:** 14,098 square feet  
**Number of lots:** 2  
**Engineer:** Robert E. Winward PLS.  
**Ward:** 6

The applicant is requesting preliminary approval to subdivide three lots to create two new lots, one lot with an existing dwelling and one new lot for development on an existing street in a Residential A-7 zoning district.

**Planning Department Findings**

The Planning Department finds this 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 and permanent access to a public street.

### **Planning Department Recommendation**

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

- 1) That the final subdivision plan shall include all interior angles, flood zone information, and the purpose of the proposed subdivision.
- 2) That the City Engineer shall approve the final development plan prior to recording which shall include, but not limited to, the location of the proposed structure and driveway, existing and proposed utilities and grading, and a note stating that the lowest floor elevation shall be at least three feet above the maximum seasonal high ground water elevation as determined by the designer.
- 3) That two street trees to be approved by the City's Landscape Project Coordinator shall be planted prior to the issuance of a Certificate of Occupancy (CO) for the proposed new dwelling.
- 4) That the outstanding sewer assessment shall be paid in full prior to recording.

### **Public Hearing**

### **Major Subdivision**

### **Re-plat of Posnegansett Park**

<b>Applicant:</b>	Ahmed Abraham
<b>Location:</b>	942 Warwick Avenue
<b>Assessor's Plat:</b>	301
<b>Lot(s):</b>	211, 212, 213 and 232
<b>Zoning District:</b>	Residential A-7
<b>Land Area:</b>	27,840 square feet
<b>Number of lots:</b>	3
<b>Engineer:</b>	Ocean State Planners, Inc.
<b>Ward:</b>	1

The applicant is requesting approval to subdivide four lots to create three lots, one lot with an

existing dwelling, one new conforming lot for development and one new nonconforming lot for development with less than the required frontage and lot width on an existing street in a Residential A-7 Zoning District.

### **Planning Department Findings**

The Planning Department finds this 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; having received Zoning Board of Review approval, Petition #9275, to create a lot for development 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 development possesses adequate and permanent access to a public street.

### **Planning Department Recommendation**

Planning Department recommendation is 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 all existing and proposed utilities, in particular the catch basins located at the corner of Urban Avenue and Warwick Avenue.
- 2) That the proposed drywells shall be located away from the proposed dwellings.
- 3) That the final plan shall include a notation stating that the contractor shall obtain a City of Warwick Physical Alteration Permit (PAP) prior to any work performed within the City right-of-way.
- 4) That the final plan shall depict the existing aerial easement associated with Warwick Avenue.
- 5) That the existing dwelling and the proposed new dwellings shall be connected to the Warwick Sewer System.
- 6) That the developer shall receive a permit from the City prior to the removal of trees

within the City ROW and the developer shall plant two additional street trees within the City right-of-way to be approved by the City's Landscape Project Coordinator prior to the issuance of a Certificate of Occupancy (CO).

### **Public Hearing**

### **Major Land Development Project**

### **Lowe's/Stop and Shop, Phase II**

Applicant:	Carpionato Properties, Inc.
Location:	Greenwich Avenue, Route 5
Assessor's Plat:	271
Lot(s):	001 & 184
Assessor's Plat:	265
Lot(s):	020
Zoning District:	GB, General Business
Land Area:	28.7 acres
Number of lots:	3
Engineer:	Vanasse Hangen Brustlin, Inc.
Ward:	8

The applicant is requesting Preliminary Approval for Phase II of a Major Land Development Project to construct a new 71,307 square foot supermarket facility and a 42,200 square foot retail building, with a reduction in minimum required parking spaces and a reduction to the minimum required loading spaces per City Council Zone change PCO-35-05.

### **Planning Department Findings**

The Planning Department finds this 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 Council Zone change PCO-35-05 allowing for a reduction in minimum required parking spaces and a reduction to the minimum required loading spaces.
- 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**

Planning Department recommendation is to grant Preliminary approval with Final Approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the preliminary 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 buildings shall be limited to retail use only; no restaurant use to be permitted without additional review.
- 3) That the interior plumbing plans for the proposed buildings and design information and engineering data on the proposed pump station, shall be approved by the Warwick Sewer Authority prior to preliminary approval.
- 4) That the developer shall consult with the Rhode Island Public Transit Authority (RIPTA) regarding pedestrian access within the site prior to preliminary approval.
- 5) That a note be added to the preliminary plan stating that the Design Engineer must submit an "As-Built" plan and certification that the construction is in compliance with the design plans for all elements of the storm drainage system and that the "As-Built" drawings and a Certification of Conformance must be submitted and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.
- 6) That a note be added to the Plans stating that the contractor shall obtain a Soil Erosion and Sediment Control Permit from the Building Department prior to commencing construction.
- 7) That the developer shall obtain approval from the Narragansett Electric Company for any work within or proposed use of the existing electric easement.
- 8) That prior to Final Approval the Applicant shall receive City Council authorization for the purchase of the parcel of City owned land located within the development area.
- 9) That the proposed water stops must be coordinated with the Water Division and the construction schedule for the new line being installed as part of the RIDOT Route 5 reconstruction project.
- 10) That a detail must be provided relative to backflow protection and the proposed meter pits.

## **Public Hearing**

## **Major Land Development Project**

## **Inskip/Mini Cooper Car Dealership**

Applicant: Inskip Management Co., Inc.  
Location: 1515 Bald Hill Road  
Assessor's Plat: 249  
Lot(s): 003  
Zoning District: GB, General Business  
Land Area: 889,189 square feet  
Number of lots: 1  
Engineer: Pare Engineering  
Ward: 8

The applicant is requesting Master Plan approval of a Major Land Development Project to construct a new 8,830 square foot auto dealership within the existing auto dealership complex and to increase the size of an existing car wash facility on a lot with less than required off-street parking, less than required landscaping and relief from the required loading spaces.

### **Planning Department Findings**

The Planning Department finds this 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 on a lot with an existing variance for less than required parking and landscaping and loading spaces; therefore, requiring a Zoning Board of Review variance.
- 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**

Planning Department recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the applicant shall receive a Variance from the City's Zoning Board of Review to have a lot with less than required parking, landscaping and loading areas.
- 2) That a parking plan shall be prepared which delineates public parking and areas used exclusively for vehicle display shall be submitted for Zoning Board of Review approval.
- 3) That striping shall be installed at the approach to Inskip Way at Bald Hill Road to improve vehicle flow as recommended in the traffic impact statement prepared by Pare Engineering Corporation, dated February 24, 2006, prior to issuance of Certificate of Occupancy.
- 4) That fire hydrants shall be spaced 330' apart and a hydrant must be installed within 100' of all Fire Department Connections (FDC).
- 5) That the preliminary plans shall updated the "Index of Drawings" to reflect all drawings submitted.
- 6) That the Applicant received approval from Kent County Water Authority and the West Warwick Sewer Authority prior to preliminary approval.
- 7) That the preliminary plan shall include a landscape plan designed and stamped by a Rhode Island Registered Landscape Architect and approved by the Warwick Landscape Project Coordinator.
- 8) That all previous stipulations, restrictions and conditions imposed by the Planning Board and Zoning Board of Review shall remain in effect on the property.

## **Public Informational Meeting**

### **Major Subdivision**

#### **Cowesett Farm**

<b>Applicant:</b>	Cowesett Farm LLC.
<b>Location:</b>	821 Cowesett Road
<b>Assessor's Plat:</b>	239
<b>Lot:</b>	Portion of lot 8
<b>Zoning District:</b>	Residential A-15
<b>Land Area:</b>	19 acres
<b>Number of lots:</b>	36
<b>Engineer:</b>	DiPrete Engineering Associates, Inc.
<b>Ward:</b>	8

The applicant is requesting master plan approval of a Major Subdivision in order to subdivide a 19 acre portion of a 94 acre lot to allow for the development of 36 single family house lots in an A-15 Zoning District.

The applicant is also requesting a waiver from Development Review Regulations, Section D.2.1 (a) "Access" to have one access point to a standard subdivision and Section D.2.7 (b) "Storm-water structures" to have a storm-water structure on an adjacent lot.

It should be noted that the applicant has submitted two development scenarios, a standard subdivision which requires two waivers from the City's Development Review Regulations (Regulations) and a cluster development plan that does not require a waiver from the Regulations. The Planning Department has reviewed both the standard subdivision (which is the applicants preferred development) and the cluster development. While the Cluster Development is intended for comparative purposes only, the Planning Department prefers the cluster development to the standard subdivision for the following reasons; the cluster development does not require any waivers from the City's Regulations, the cluster development preserves substantial areas of open space, the cluster development provides relief to the neighbors to the south by providing common area to be preserved as a buffer between the existing homes and proposed development and finally the cluster development results in less impervious area with fewer roadways and therefore less maintenance.

#### **Planning Department Findings**

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

- 1) 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**

Planning Department recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the applicant shall demonstrate credible evidence that there will be no adverse effect to the public health, safety and welfare resulting from the requested waiver of Development Review Regulation Section D.2.1 (a) "Access" to have one access point to the proposed development.
- 2) That the developer shall conform to Development Review Regulations Section D.2.7 (b) "Storm-water structures" and shall incorporate the proposed storm-water drainage system into the proposed development on a separate lot not intended for development and not on an adjacent lot by means of an easement.
- 3) That the applicant shall receive a Certificate of Appropriateness from the Warwick Historic District Commission for the alteration of any existing stone walls within the proposed development as required in Warwick Zoning Ordinance Section 311.10 "Stone Walls."
- 4) That all proposed cul-de-sacs with provisions for future roadway extension shall be redesigned to eliminate the potential for continuation and development of adjoining parcels through the development.
- 5) That the preliminary plans shall include all existing and proposed utilities, existing and proposed grading, and a notation that all dwellings shall be at least three feet above the maximum seasonal high ground water elevation as determined by the designer.
- 6) The preliminary landscape plan shall include the delineation of all wooded areas on a legible layer, all trees (clusters) that will be preserved as part of the development, proposed grading, utilities and proximity to construction and proposed species and location of new street trees.

- 7) The preliminary plan shall include additional fire hydrants dispersed throughout the development spaced no more than 300 feet apart and providing a minimum flow rate of 100 gpm.
- 8) That dead end roadways longer than 150 feet shall provide turning capabilities for fire apparatus as per NFPA-1 2003 edition.

**Administrative Subdivisions**

Providence Street & Carrs Lane	Plat: 261	Lots: 61 & 71
Cowesett Road & Blue Ridge Road	Plats: 239 & 240	Lots: 22 & 3