

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, April 8, 2009

Time: 6:00 p.m.

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

Review and acceptance of March, 2009 meeting minutes.

Public Meeting

Minor Subdivision

Wampanoag Plat Replat

Applicant: Robert Lamoureux
Location: 120 Wampanoag Road
Assessor's Plat: 205
Lot(s): 69
Zoning District: Residential A-40
Land Area: 3.61 acres
Number of lots: 2
Engineer: Ocean State Planners, Inc.
Ward: 9

The applicant is requesting preliminary approval of a minor subdivision to subdivide one conforming 3.61 acre lot with an existing dwelling to create two lots; one conforming lot with an existing dwelling and one new conforming lot for development in a Residential A-40 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 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 existing Sycamore tree located on City property shall be preserved and protected during construction.
2. That any new construction shall receive CRMC approval.

Public Informational Meeting

Major Land Development Project

Blue Ridge Road Plat

Applicant: Linda Malafrente
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 applicant is 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.

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; 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.

Planning Department Recommendation

The Planning Department recommendation is to grant master plan approval with the following stipulation:

- 1) That the applicant shall receive Zoning Board of Review approval to create a lot with less than the required frontage and lot width.

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 is 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 Assessor’s Lot 332 consists of three record lots that were merged into one lot for development by a previous owner. The current owner was unaware that a portion of the lot was zoned Open Space when the property was purchased.

Planning Department Findings

The Planning Department finds 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 Housing Element.

The Planning Department also finds 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 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect 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 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.

103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing, including opportunities for the establishment of low and moderate income housing.

103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zone change.

Public Meeting

Request for a Zone Change

Applicant:	Warwick Sewer Authority
Location:	Kristen Court
Assessor's Plat:	314
Assessor's Lot(s):	69
Zoning District:	Open Space
Proposed Zoning:	Residential A-10
Ward	1

The applicant is requesting a recommendation for a zone change to rezone a 12,516 square foot City owned lot with an existing drainage easement from Open Space to Residential A-10 in order to construct a sewer pump station for the Governor Francis Farms Phase II Sewer Project.

Planning Department Findings

The Planning Department finds 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, the Services and Facilities Element and the Natural Resources Element.

The Planning Department also finds 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 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect 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 of Warwick.
- (B) The natural characteristics of the land, including its suitability for use based on the soil characteristics and topography and susceptibility to surface water or groundwater pollution.
- (C) The values and dynamic nature of coastal and freshwater ponds, the shoreline and freshwater and coastal wetlands.
- (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.

103.4 Providing for the control, protection, and/or abatement of air, water, groundwater, and noise pollution, and soil erosion and sedimentation.

103.7 Provide for the protection of public investment in storm water management systems sewage treatment and disposal and other public requirements.

103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zone change.

Public Meeting

Request for a Zone Change

Applicant:	Apponaug Area Improvement Association (AAIA)
Location:	Apponaug Village
Assessor’s Plats:	244, 245 & 246
Assessor’s Lot:	See to Exhibit A
Zoning Districts:	General Business, Light Industrial, Office, Waterfront Business with a Historic Overlay
Proposed Zone:	Village District Zone

Applicant: Conimicut Village Association
Location: Conimicut Village
Assessor's Plats: 317, 332 & 333
Assessor's Lot: See to Exhibit B
Zoning Districts: General Business and Office
Proposed Zone: Village District Zone

The Apponaug Area Improvement Association (AAIA) and Conimicut Village Association are requesting a zone change for the areas depicted on Exhibits A and B (attached). The proposed zone change includes both a zoning map amendment and text amendment. The effected areas currently range in zoning from Light Industrial, Waterfront Business, General Business, Office and Residential A-7 with Apponaug also having a Historic Overlay designation.

The proposal to create a new Village District Zone was developed at the request of the Apponaug Area Improvement Association (AAIA) and the Conimicut Village Association in consultation with The Cecil Group with funding from the City's Community Development Office. The proposed zoning provides for mixed use development intended to revitalize the economic base and improve the appearance of property within the Apponaug and Conimicut villages. The proposed zoning has been designed to address characteristics which inhibit growth and development in a village including limited parking, increased traffic and congestion, dimensional setbacks and multiple uses within buildings. The proposal also contains aesthetic criteria designed to create a specific appearance in keeping with the architectural character and features of a village center.

Planning Department Findings

The Planning Department finds 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 the Economic Development Element and the Housing Element.

The Planning Department also finds 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 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect 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 of Warwick.
- 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.

103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing, including opportunities for the establishment of low and moderate income housing.

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

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zoning amendment with the following stipulations:

1. That the Historic Overlay District in Apponaug Village be removed with the exception of the properties indicated on Exhibit A.
2. That the proposed use table be modified to correlate with the existing use table in both sequence and description.

Public Meeting

Request for an Extension

Bayside Condominiums

Applicant: Centerville Builders, Inc.
Location: Post Road
Assessor's Plat: 366
Lot(s): 5, 6 & 66
Zoning District: PDR A-10
Land Area: 9.6 Acres
Number of lots: 3
Engineer: Garafalo & Associates Inc.
Ward: 7

This applicant is requesting a third extension of a master plan to subdivide three lots to create two new lots, one lot "not for development" to be zoned Open Space and one lot to be zoned Planned District Residential (PDR) A-10 to allow for a 10-unit multi-family development with less than required side-yard setback heard by the Planning Board on March 22, 2006 with two extensions in March 2007 and March 2008.

Planning Department Findings

The Planning Department finds 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.

Planning Department Recommendation

The Planning Department recommendation is to grant a final extension to expire on March 22, 2010.

Public Meeting

Request for an Extension

Overbrook Avenue

Applicant: Cecilio Gonzalez
Location: 32 Overbrook Avenue
Assessor's Plat: 331
Assessor's Lot(s): 118
Zoning District: Residential A-7
Land Area: 16,840 square feet
Number of lots: 2
Engineer: MJF Engineering Associates
Ward: 4

The applicant is requesting an extension of the master plan approval for the Overbrook Avenue subdivision to subdivide one 16,840 square foot to create two conforming lots, one lot having an existing dwelling and one new lot for development in a Residential A-7 zoning district, approved by the Planning Board on March 27, 2008.

Planning Department Findings

The Planning Department finds 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.

Planning Department Recommendation

The Planning Department recommendation is to grant the requested extension to expire on March 27, 2010.

Bond Reduction

Miga Carona Plat Miga Way

Current bond total	\$60,669.00
<u>Amount to be released</u>	<u>\$17,998.00</u>
Retain	\$42,671.00