

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, December 10, 2008

Time: 6:00 p.m.

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

Review and acceptance of October 2008 meeting minutes.

Public Meeting

Minor Subdivision

Samantha Guadagni Plat

Applicant: John T. Guadagni
Location: 115 Eton Avenue
Assessor's Plat: 317
Lot(s): 59, 60 & 61
Zoning District: Residential A-7
Land Area: 19,898 square feet
Number of lots: 2
Engineer: MLC Surveying Inc.
Ward: 4

The applicant is requesting a combined preliminary/final approval of a minor subdivision to divide four record lots with an existing dwelling to create two new record lots, one lot with an existing dwelling having less than the required front yard setback 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:

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 a combined preliminary/final approval.

Public Meeting

Minor Subdivision

Applicant:	Pontiac Free Library Associates
Location:	Corner of Greenwich Avenue & Greble Street
Assessor's Plat:	273
Lot(s):	368
Zoning District:	Residential A-7
Land Area:	22,181 square feet
Number of lots:	2
Engineer:	MJF Engineering Associates
Ward:	8

The applicant is requesting preliminary approval of a minor subdivision to divide one lot into two new lots 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:

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 a combined preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1. That the developer shall contact the City's Landscape Project Coordinator to determine which trees shall be preserved and protected prior to construction.
2. That a six foot stockade fence and screening shall be installed along the westerly property line of each new lot abutting adjacent to the existing retaining wall.
3. That the developer shall meet with the WSA to discuss the sewer extension policy.
4. That new street trees shall be installed in accordance with the Warwick Development Review Regulations prior to a Certificate of Occupancy.

Public Meeting

Request for an Extension

Graydon Plat

Applicant:	Carmel I. Cenami, Trust
Location:	126 Wentworth Avenue and Cady Avenue
Assessor's Plat:	355
Lot:	322
Zoning District:	Residential A-7
Land Area:	28,354 Square feet
Number of lots:	1
Engineer:	Flynn Surveys, Inc.
Ward:	5

The applicant is requesting a second extension of a master plan approval for a major land development project to merge three lots containing four residential dwelling units and to establish one additional dwelling unit in a building with less than the required side setback in a Residential A-7 Zoning District.

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 November 3, 2009.

Public Meeting

Request for an Extension

House of Hope

Applicant:	House of Hope Community development Corporation
Location:	3188 Post Road
Assessor's Plat:	245
Lot:	52
Zoning District:	Office Zone
Land Area:	27,771 Square feet
Number of lots:	1
Engineer:	Casali & D'Amico Engineering
Ward:	7

The applicant is requesting a second extension of a master plan approval for a major land development project to convert an existing dwelling to an office building and to establish five residential dwelling units on a lot with less than the required land area, front setback, driveway width and less than the required parking in an Office Zoning District.

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 November 3, 2009.

Public Meeting

Request for an Extension

Amoroso Estate

Applicant:	Walter and Margaret Amoroso
Location:	85 Rustic Way
Assessor's Plat:	364
Lot:	227 & 528
Zoning District:	Residential A-7
Land Area:	2.37 Acres
Number of lots:	8
Engineer:	Alpha Associates
Ward:	7

The applicant is requesting preliminary plan approval for a major Subdivision to divide two lots into eight new lots, one lot with an existing dwelling and seven new lots for development on a new street in a Residential A-7 zoning district.

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 December 4, 2009.

Bond Reduction

**Aurore Plat
Ethan Street**

Current bond total	\$30,879.00
<u>Amount to be released</u>	<u>\$30,879.00</u>
	Full Release

Administrative Subdivisions

McKenna Plat
Foster Street and Coldwell Street Plat: 334 Lots: 367 & 378

Stoppard – Teakwood Plat
Teakwood Drive Plat: 268 Lots: 7 & 501