

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, February 1, 2006

Time: 7:00 p.m.

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

Review and acceptance of January 2006 meeting minutes.

Public Meeting

Minor Subdivision

Cataldo Subdivision

Applicant: Henry Cataldo
Location: 271 Potowomut Road
Assessor's Plat: 213
Lot(s): 9
Zoning District: Residential A-7
Land Area: 11,028 square feet
Number of lots: 2
Engineer: Environmental Planning & Surveying, Inc.
Ward: 9

The applicant is requesting preliminary approval to subdivide one lot 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 City Engineer shall approve the final plan prior to recording.

Public Hearing

Major Change to a Recorded Plat

Kenneth Avenue

Applicant:	Bella Signora Properties, LLC.
Location:	Kenneth Avenue
Assessor's Plat:	350
Lot(s):	718 - 723
Zoning District:	Residential A-10
Land Area:	1.95 Acres
Number of lots:	6
Engineer:	Siegmund and Associate, Inc.
Ward:	5

The applicant is requesting a major change to recorded plat to rectify a disputed property line in a Residential A-10 Zoning District.

Planning Department Recommendation

The Planning Department recommendation is to continue the hearing one month to allow the City Engineer to meet with the project engineer and surveyor to determine the extent and rationale for the proposed re-plat and its effect on the City's infrastructure including the right-of-way and drainage easement.

Public Hearing

Major Land Development Project

Centerville Gardens

Applicant: Offshore Development, LLC
Location: 1209 Centerville Road
Assessor's Plat: 250
Lot(s): 3
Zoning District: Residential A-15
Land Area: 2.73 acres
Number of lots: NA
Engineer: Ocean state Planners, Inc.
Ward: 8

The applicant is requesting Master Plan approval of a Major Land Development Project to construct nine new residential condominium units on a lot with an existing single family dwelling in order to establish a 10 unit residential condominium development 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) Consistent with the Comprehensive Community Plan.
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance. However, requires a Special Use Permit from the Zoning Board of Review.
- 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 Special Use Permit from the City's Zoning Board of Review.
- 2) That the preliminary plan shall include the direction and distance to the nearest intersecting street, existing and proposed grading, all existing and proposed utilities and dimensions for the proposed access easement.
- 3) That prior to preliminary approval the applicant shall submit a storm-water management plan to be approved by the City Engineer which consist of underground infiltration to the maximum extent practicable and shall be designed in accordance with all state and local regulations.
- 4) That prior to preliminary approval the applicant shall submit a sewer capacity flow analysis stamped by a Certified Professional Engineer to be approved by the Warwick Sewer Authority.
- 5) That prior to preliminary approval the applicant shall secure the approval of the West Warwick Sewer Authority to connect to the sanitary sewer system.
- 6) That prior to preliminary approval the applicant shall submit a landscape plan prepared and stamped by a Registered Landscape Architect to be approved by the City's Landscape Project Coordinator which shall include the limit of work beyond which existing trees shall be preserved, shade trees around the parking area and along the access road, and plantings around the buildings.

Public Hearing

Major Land Development Project

Blomberg Subdivision

Applicant:	Karen Blomberg, Donna Morris and Jason Sirois
Location:	6 Langley Street
Assessor's Plat:	360
Lot(s):	480 - 483
Zoning District:	Residential A-7
Land Area:	21,360 square feet
Number of lots:	3
Engineer:	Armand Desvoyaux, PLS
Ward:	6

The applicant is requesting Master Plan approval of a Major Subdivision to subdivide four lots and create three lots, two lots with existing residences and one new lot for development with less than the required frontage and lot width 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) Consistent with the Comprehensive Community Plan.
- 2) Not in compliance with the standards and provisions of the City’s Zoning Ordinance; therefore, requiring a Zoning Board of Review variance to have 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.
- 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 the required frontage and lot width.
- 2) That the preliminary plan shall depict the edge of pavement and right-of-way line on the opposite side of the street, all structures on abutting properties, and that the proposed changes to the configuration shall be clarified on the plan.
- 3) That the lowest floor, including basement, of the proposed dwelling shall be at least 3-feet above the maximum high ground water elevation.
- 4) That all existing and proposed dwellings shall be connected to the Warwick Sewer system.
- 5) That the existing oak tree located at the corner of Horse Neck Road shall be preserved during construction.

Public Hearing

Major Subdivision

Mallards Nest Subdivision

Applicant: Richard Ellis

Location: 71 Mellon Road
Assessor's Plat: 350
Lot(s): 584
Zoning District: Residential A-10
Land Area: 1.12 Acres
Number of lots: 2
Engineer: Walker Engineering, LTD.
Ward: 5

The applicant is requesting preliminary approval to subdivide a 1.12 acre lot to create two new lots with less than the required frontage and lot width, one lot with an existing dwelling and one new lot for development on an existing street in a Residential A-10 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 having received Zoning Board of Review approval Petition # 9204 to have two lots 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

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

- 1) That all stipulations contained in Zoning Board of Review Petition #9204 shall be adhered to.
- 2) That both properties shall be connected to the Warwick Sewer System.
- 3) That the final plan shall depict the storm drain pipe that runs from Mellon Road to Little Pond.

- 4) That an easement shall be granted in the northeast corner of the proposed new lot for the electric service to the existing dwelling.
- 5) That the existing large cedar tree located on the bank of the pond should be preserved and protected with drip line tree protection prior to any construction activity.

Public Hearing

Major Land Development Project Preliminary Approval

Crossings Office Park and Residences

Applicant:	Bellecastle Realty
Location:	Greenwich Avenue
Assessor's Plat:	257
Lot(s):	10 & 13
Zoning District:	Planned District Residential (PDR) A-7 and Office
Land Area:	48 Acres
Number of lots:	NA
Engineer:	Garofalo & Associates Incorporated
Ward:	8

The applicant is requesting preliminary approval of a Major Land Development Project to develop a 24 acre site in order to construct 288 residential condominiums and apartments exceeding the maximum height in a Planned District Residential (PDR) A-7 Zoning District with dimensional relief from Zoning Regulations.

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 PCO -27-03.
- 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

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

- 1) That on the Final Plan, Utility Note No. 1 should be revised; "Design Engineer" should replace "Department of Public Works".
- 2) That on the Final Plan, a note stating that the Design Engineer will submit an As-Built plan and a Certificate of Conformance on all elements of the storm drainage system must be added to the Utility Notes. The As-Built Drawing and the Certificate must be submitted and approved by the City Engineer prior to the issuance of the Certificate of Occupancy
- 3) That on the Final Plan, a note must be added that the Contractor must obtain approval from the City of Warwick Building Department for a Soil Erosion and Sediment Control Application prior to the commencement of any construction activities.
- 4) That the Design Engineer should give consideration to the use of the existing fill material on-site; there appears to be large amounts of debris and large rock fragments mixed into the fill piles.
- 5) That no building permits shall be issued until the Rhode Island Department of Transportation (RIDOT) has approved and installed the proposed traffic signal at the entrance to the existing Crown Plaza Driveway.
- 6) That no Certificates of Occupancy for the development shall be issued until the RIDOT Route 5 and Route 113 intersection improvements are complete and operational.

- 7) That the landscape plan shall be amended to include the closure of the Old East Avenue emergency access including removal of the asphalt and the installation of a berm and plantings to be approved by the City's Landscape Project Coordinator prior to final approval.
- 8) That the developer shall perform a traffic analysis and fund the installation of traffic calming alternatives designed to discourage cut through traffic resulting from the development as deemed appropriate by the Warwick City Council for the Greenwood neighborhood.
- 9) That prior to final approval the number and locations of fire hydrants shall be approved by the Fire Marshall's Office.
- 10) That stipulations number 1(a), (e) & (f), 2, 4, 5, 7 & 8, as approved in Warwick City Council Zone Change PCO-22-98, shall be included as stipulations integral to the current proposed zone change.
- 11) That final approval shall be issued by the Planning Board upon conformance with stipulations 3, 4 and PCO-22-98 stipulation 7.
- 12) That all dumpsters shall be located within the buildings and all trash pick-up shall be privately contracted.
- 13) That buildings #6 and #7 located along Route 95 shall be allowed to be 70 ft. high; buildings #9 and #10 near East Avenue shall be allowed to be 55 feet high; all other building shall seek relief from the maximum height allowance.

Bond Reduction

Scolly Street

Current bond total	\$1,500.00
Amount to be released	\$1,500.00
	Full Release