

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, February 14, 2007

Time: 6:00 p.m.

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

Review and acceptance of January 2007 meeting minutes.

Public Hearing

Minor Land Development Project with a street extension

Pine Street

Applicant: Robert & Paula McAllister
Location: Pine Street
Assessor's Plat: 297
Lot: 235 & 236
Zoning District: Residential A-7
Land Area: 13,320 square feet
Number of lots: NA
Engineer: Gary C. Lamond, PE, LLC.
Ward: 2

The applicant is requesting preliminary approval to merge two nonconforming lots and extend a street to allow for the development of a two-family dwelling 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, however the proposed use 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 preliminary approval with the following stipulations:

- 1) That the proposed two-family dwelling shall receive the required Special Use Permit from the Zoning Board of Review.
- 2) That the applicant shall be required to extend Pine Street to provide a minimum 70 feet of improved street frontage including a provision for a turn around (preferably a cul-de-sac) which shall be designed to adequately accommodate fire apparatus and rescue vehicles, sanitation vehicles, snow plows, passenger vehicles and the like.
- 3) That the applicant shall prepare a storm-water management plan and provide drainage calculations for the development and street extension to be approved by the City Engineer prior to final approval.
- 4) That the applicant shall be required extend and connect to public sewer and water and such extensions shall be approved by the appropriate department prior to final approval.

Public Hearing

Major Subdivision

Kalunian Subdivision

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

The applicant is requesting preliminary 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.

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) 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 #9442).
- 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 final plan shall clearly depict the differences between the recorded plat measurements and the field measurements, establish a closing line along Mill Cove, depict all existing and proposed utilities including services to the existing and proposed dwellings, depict the location of the existing septic system, depict proposed grading, limits of the existing and proposed driveways and locate proposed monuments.
- 2) That the lowest floor elevation for the new structure including the basement floor shall be at least three feet above the maximum seasonal high ground water.
- 3) That the existing and proposed dwellings shall be connected to the Warwick Sewer System prior to the issuance of a Certificate of Occupancy (CO).
- 4) That the existing septic system shall be abandoned or removed in accordance with all applicable regulations prior to the issuance of a CO.
- 5) That the 15” maple tree and the 18” maple tree shall be preserved and protected with “drip line” tree protection during construction and the driveway and utilities shall be located so as to preserve these trees to the greatest extent practicable.

Public Hearing

Major Subdivision

Re-plat of Dryden Heights

Applicant:	James Donelan
Location:	637 Post Road
Assessor’s Plat:	289
Lot:	58, 59, & 60
Zoning District:	Residential A-7
Land Area:	10,738 square feet
Number of lots:	2
Engineer:	Ocean State Planners, Inc.
Ward:	2

The applicant is requesting preliminary approval of a Major Subdivision to subdivide three lots with an existing dwelling to create two nonconforming lots, one lot with less than the required frontage, lot width and area and an existing dwelling and one new lot for development with less than the required area 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 having received Zoning Board of Review approval (Petition #9440).
- 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 Recommendations

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 applicant shall plant one new street tree on Wendell Avenue, to be inspected and approved by the City's Landscape Project Coordinator, prior to issuance of a Certificate of Occupancy.
- 2) That the outstanding Sewer Assessment for lot 60 shall be paid in full prior to recording of the subdivision.
- 3) That the final plan include a notation that the contractor shall obtain a Physical Alteration Permit from the City of Warwick for any work within the Wendell Road right-of-way.

Public Meeting

Request for an Extension

Bayside Condominiums

Applicant: Centerville Builders, Inc.
Location: 171, 181 & 203 Centerville Road and Calef Street
Assessor's Plat: 366
Lot(s): 5, 6 & 66
Zoning District: Planned District Residential A-10
Land Area: 9.50 acres
Number of lots: 2
Engineer: Garafalo & Associates, Inc.
Ward: 7

The applicant is requesting extension of the master plan approval for the "Bayside Condominiums" project to subdivide three lots to create two lots, one lot "not for development" and one lot for construction of a 10-unit multi-family development with less than the required side yard setback recorded on March 22, 2006.

The applicant is in the process of obtaining State of Rhode Island approvals including RIDOT and CRMC permits.

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 22, 2007.

Public Meeting

Request for an Extension

Winfield Place

Applicant: K. Joseph Shekarchi
Location: 686 Commonwealth Avenue
Assessor's Plat: 247
Lot(s): 47
Zoning District: Residential A-10
Land Area: 2.059 acres
Number of lots: 2
Engineer: Walker Engineering, LTD.
Ward: 8

The applicant is requesting a second extension of the master plan approval for the "Winfield Place" condominium project to subdivide one lot to create two lots, one conforming lot with an existing dwelling and one lot for construction of a 9-unit multi-family development with less than the required frontage, lot width and front setback initially recorded on May 5, 2005 extended to May 5, 2007.

The applicant recently received a RIDEM approval and is now awaiting a Zoning Board of Review approval.

Planning Department Findings

The Planning Department finds the following:

- 5) 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.
- 6) 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.
- 7) The Zoning Map designation for the subdivision has not changed since the time of the original application.

- 8) 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 May 5, 2008.

Bond Reduction

Tillinghast Avenue Subdivision

Current bond total	\$57,779.00
<u>Amount to be released</u>	<u>\$57,779.00</u>
	Full Release

Solicitor's Report

Solicitor to provide an update on the status of the Woodfield Farm Appeal.