

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, February 11, 2009

Time: 6:00 p.m.

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

Review and acceptance of January 2009 meeting minutes.

Public Meeting

**Major Change to a Recorded Plan
Land Development/Subdivision**

Washington Trust Bank Building

Applicant:	The Washington Trust Company
Location:	1447 and 1473 Warwick Avenue
Assessor's Plat:	312
Lot(s):	485 and 486
Zoning District:	General Business, GB
Land Area:	2.78 acres
Number of lots:	2
Proposed Lots:	1
Engineer:	Crossman Engineering
Ward:	4

The applicant is requesting approval of a major change to a recorded land development project/subdivision to merge two existing lots to create one new lot for the construction of a 4,260 square foot bank building with a drive-thru lane, on an existing street in a General Business zoning district. The applicant previously received approval to subdivide an existing lot into two conforming lots, one lot for the development of a 10,000 square foot office building and one lot for the development of a 3,240 square foot bank with drive-thru; both lots with shared parking and access.

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

The Planning Department recommendation is to grant preliminary approval with the final approval to be through the Administrative Officer, upon compliance with the stipulation that the applicant shall merge lots 485 and 486, through an Administrative Subdivision.

Public Meeting

Request for an Extension

D'Ambra Office/Hotel Project

Applicant: Michael V. D'Ambra
Location: 800 Jefferson Boulevard
Assessor's Plat: 323; lots 287, 288, 289, 290, 291, 518 and
Assessor's Plat: 277; lots 11, 12, 13, 18
Zoning District: General Business
Land Area: 8.45 acres
Engineer: Jacobs, Edwards, and Kelcey
Ward: 3

The applicant is requesting an extension of a master plan approval for a major land development project/subdivision to construct four (4) office buildings, totaling 540,000 square feet, a six story parking garage and 320 room hotel. The project is to be constructed in four phases, with Phase I consisting of a new 110,000 square foot office building with surface parking, zoned General Business.

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 April 8, 2010.

Public Meeting

Request for an Extension

Home Loan Bank Office Building

Applicant: Home Loan Bank
Location: Alteri Way and Home Loan Plaza
Assessor's Plat: 276
Lot: 17
Zoning District: General Industrial
Land Area: 4.1 acres
Number of lots: 1
Engineer: Commonwealth Engineering
Ward: 8

The applicant is requesting an extension of a master plan approval for a major land development project to construct a new four story, 60,000 square foot office building in a General Industrial 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 March 23, 2010.

Administrative Subdivisions

Replat of Country Club Estates	Plat: 253	Lots: 41
Beacon Hill Drive & Downing Lane	Plat: 250	Lots: 61
Replat of Shenandoah Estates Shenandoah Road	Plat: 236	Lots: 85, 181