

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, February 8, 2012

Time: 6:00 p.m.

Location: Warwick City Hall
City Council Chambers (PLEASE NOTE LOCATION CHANGE)
3275 Post Road
Warwick, RI 02886

Review and approval of the January 2012, meeting minutes.

Public Meeting

Minor Subdivision

Delano Joseph & Karen L. Brooks Plat

Location: 4433 Post Road & Bay View Avenue
Applicant(s): Delano Joseph & Karen L. Brooks
Assessor's Plat: 220
Assessor's Lot(s): 24
Zoning District: A-10 Residential
Land Area: 47,596 square feet
Surveyor: Alfred W. DiOrio, RLS, Inc.
Ward: 9

The Applicant is requesting Preliminary Approval of a Minor Subdivision to subdivide one (1) lot to create two (2) lots; one (1) 33,232 square foot lot with an existing residence and one (1) new 14,364 square foot lot for development.

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. That the subject property is located at 4433 Post Road & Bay View Avenue and is identified as Assessor's Plat: 220, Assessor's Lot: 24.
2. That the subject property consists of one (1) tax assessor's lot totaling 47,596 square feet and is currently zoned Residential A-10.

3. That the Applicant proposes to create two (2) lots; one (1) 33,232 square foot lot with an existing dwelling and one (1) new 14,364 square foot lot for development.
4. That the Residential A-10 Zoning District requires a minimum of 100 feet of frontage and lot width and a minimum area of 10,000 square feet per individual lot.
5. That the proposed development is in compliance with the standards and provisions of the City's Zoning Ordinance.
6. That the lot is surrounded by a stone wall, which is a tangible link to the City's colonial agrarian past and, as such, holds a unique historic significance for the City.
7. That stone walls are continuously threatened by both private and public development and need to be protected.
8. That all lots as proposed will conform to the requirements of the Residential A-10 Zoning District.
9. That the proposed development is generally consistent with the Comprehensive Community Plan.
10. That there will be no significant negative environmental impact from the proposed development.
11. 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.
12. That the proposed development possesses adequate access to a public street.
13. That the property will have access to public sewer and water.

Planning Department Recommendation

The Planning Department's recommendation is to grant Preliminary Approval, with Final to be by the Administrative Officer, with the following stipulations:

1. That the Applicant shall receive Historic District Commission approval for any alterations to the stone wall, prior to Final Approval.
2. That the Final Plan shall label the proposed lot line "As Proposed" as required per *Development Review Regulation, Appendix B, Checklist Item #22*.
3. That the Final Plan shall remove overflow outlets for the proposed infiltration units. An alternative overflow solution shall be installed at grade of the downspouts to prevent build-up of runoff on the roof, a note and detail shall be added to the plan.

4. That the Final Plan shall note Station and Off-Sets to Post Road.
5. That, if possible, the large mature existing trees located on proposed Record Lot 2, as noted on the Delano Joseph and Karen L. Brooks Plat Preliminary plan, dated December 21, 2011, shall be preserved and protected with drip line tree protection, including, but not limited to, 2"x2"x6' wooden stakes with plastic 4' snow fencing in a manner to protect the root zone and tree trunks from construction damage.
6. That the Applicant shall plant one (1) new 2"-2.5" caliper shade tree, behind the stone wall, for proposed Record Lot 2, as noted on the Delano Joseph and Karen L. Brooks Plat Preliminary plan, dated December 21, 2011, prior to the issuance of a Certificate of Occupancy. The Applicant shall consult with the City's Landscape Project Coordinator regarding specific location and species.
7. That the Applicant shall coordinate with Kent County Water for the water service connection.
8. That the Applicant shall coordinate with the Sewer Authority to finalize the location of the connection to Municipal Sewer, prior to the recording of the "Record Plat."

Other Business

Election of Officers