

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, January 14, 2009

Time: 6:00 p.m.

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

Review and acceptance of December 2008 meeting minutes.

Public Informational Meeting

Major Subdivision

Cottages at Aldrich Farm

Applicant: The Grenier Group
Location: Warwick Neck, Beacon, Warner
and Narragansett Bay Avenues
Assessor's Plat: 381
Lot(s): 1,2,3,5,6,7,8, portion of 71 & 72
Zoning District: Residential A-40
Land Area: 10+ Acres
Number of lots: 8
Engineer: DiPrete Engineering
Ward: 5

The applicant is requesting Master Plan approval of a major subdivision to subdivide nine (9) record lots with an existing dwelling to create nine (9) new record lots with an existing dwelling on an existing street 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. 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 Master Plan approval with the following stipulations:

1. That the applicant shall receive a Certificate of Appropriateness from the Warwick Historic District Commission for the alteration of any existing stone walls within the proposed development as required in Warwick Zoning Ordinance Section 311.10 "Stone Walls."
2. That the proposed community septic system shall be contained on a separate labeled "Lot Not for Development" which shall be owned commonly and in an undivided interest by all lot owners in the subdivision, recorded in the deed of each separate lot within the subdivision and maintained by a neighborhood association established, comprising of each lot owner within the subdivision.
3. That the design engineer must provide documentation that the proposed development will not result in an increase in the rate or volume of runoff.
4. That the elevation of the lowest floor (including basement) for all proposed dwellings shall be at least three (3') feet above the maximum high groundwater elevation.
5. That the water service connection shall not be from Warwick Neck Avenue due to the recent roadway reconstruction project.
6. That a landscape plan shall be prepared by a Rhode Island licensed Landscape Architect with consultation with the City Landscape Project Coordinator.
7. That the Easement, Covenants, Conditions, Restrictions, Charges and Liens Document for the community septic system shall be reviewed and approved by the City Solicitor, prior to preliminary plan stage of review approval.
8. That the developer shall dedicate a "fee-in-lieu of open space" equal to seven lots to the City of Warwick for Recreational District 3 as presented in the Warwick Comprehensive Plan Recreation Element, prior to recording the Final Plan.

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 an extension of a 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.

Public Meeting

Request for an Extension

North End Realty, LLC.

Applicant: North End Realty, LLC.
Location: 12 Whipple Avenue
Assessor's Plat: 246
Lot: 243
Zoning District: Office
Land Area: 1.3 Acres
Number of lots: 1
Engineer: SFM Engineering Associates
Ward: 8

The applicant is requesting an extension of a master plan approval for a major land development project to construct a new 10,800 square foot office building on a lot with less than the required setback for parking and less than the required landscape buffer 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 December 14, 2009.

Street Abandonment

Portion of Randall Avenue

Petitioner: T and N Realty

Location: Assessors Plat: 378 see attached map.

Ward: 5

Reason: The premises are of no use to the public as a highway or driftway. The subject property runs through and under the marina building at 382 Randall Avenue.

Recommendation: The City's Water, Sewer and Fire Departments have no objection to the abandonment.

The Public Works Department, the Conservation Commission and Land Trust have recommended conditional approval of the abandonment with the following stipulations:

1. That the petitioner shall configure and define geometrically a 15' right-of-way (ROW) within the existing driveway which shall be labeled and deeded as a public ROW to provide shoreline access extending to the westerly edge of the property to the mean high water (MHW).
2. That the petitioner shall provide improved safe and viable public access shall be developed at the end of the improved section of Randall Avenue (pole 29) to provide access to Warwick Cove.

The Planning Department recommends the Planning Board forward a positive recommendation for the requested street abandonment with the aforementioned stipulations.

Administrative Subdivisions

Helen Avenue Plat

Helen Avenue

Plat: 368

Lots: 112 & 138

Bayside Plat

Post Road

Plat: 366

Lots: 5, 6 & 66