

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, May 12, 2010

Time: 6:00 p.m.

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

Public Meeting

Minor Subdivision

Corcoran Plat

Applicant: SKJR Properties
Location: 65 Silver Lake Avenue
Assessor's Plat: 300
Lot(s): 226 & 227
Zoning District: Residential A-7
Land Area: 34,250 square feet
Number of lots: 2
Engineer: Alpha Associates
Ward: 2

The applicant is requesting preliminary approval to subdivide two lots, one conforming lot having two existing dwellings with less than the required front and rear yard setbacks and one nonconforming lot with less than the required frontage and lot width to create two new conforming lots; one 23,587 square foot lot with two existing dwellings having less than the required front and rear yard setbacks and one new 10,663 square foot lot for development 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, the existing structures being legal pre-existing nonconforming structures.
- 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 with the following stipulations:

- 1) That the final plan shall include the wetland setback from the adjacent stream.
- 2) That the existing dwellings and the proposed new dwelling shall be connected to the Warwick Sewer System.
- 3) That the Warwick Sewer Authority shall approve all sewer connections prior to the issuance of a building permit.