

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, November 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 October 2007 meeting minutes.

Public Meeting

Minor Subdivision

Fagan Plat

Applicant: Fagan Building Company, LLC.
Location: 611 Providence Street and Wallace Avenue
Assessor's Plat: 262
Lot: 102
Zoning District: General Business
Land Area: 17,500 square feet
Number of lots: 2
Engineer: Ocean State Planners, Inc.
Ward: 8

The applicant is requesting preliminary approval to subdivide an existing 17,500 square foot lot containing two residential structures to create two new lots, one conforming 10,500 square foot lot containing an existing two-family dwelling and one conforming 7,000 square foot lot for the construction of a new single family home in a General Business 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.
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 applicant shall record a sewer use and assessment lien payable to the West Warwick Sewer Authority for the proposed new lots.
2. That the final plan shall depict encroachments presented on sheet 2 on sheet 1 and indicate topographic datum.
3. That the final plan shall include a note stating that "A Physical Alteration Permit shall be obtained from the Department of Public Works prior to performing any work within the City of Warwick right-of-way" and a note stating "That the large caliber Elm Tree located in the northwesterly corner of Parcel A and the 36" twin Maple Tree on Parcel B shall be preserved and protected with tree drip-line protection during construction."

Public Hearing

Major Land Development Project

Orchard Avenue Medical Office Building

Applicant:	North End Realty, LLC
Location:	Centerville Road and Orchard Avenue
Assessor's Plat:	246
Lot(s):	243
Zoning District:	Residential A-10
Proposed Zone:	Office
Land Area:	1.3 +/- acres
Number of lots:	1
Engineer:	SFM Engineering Associates
Ward:	8

The applicant is requesting Master Plan approval of a Major Land Development Project and a

Zone Change recommendation from Residential A-10 to Office to allow construction of a new 10,800 square foot medical office building with less than required setback for parking spaces and less than required landscape buffer.

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. Not in compliance with the standards and provisions of the City’s Zoning Ordinance therefore, requiring City Council approval for a Zone Change from Residential A-10 to Office, with waivers for less than required setback for parking spaces and less than required landscape buffer.
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 approval from the City Council for a zone change from Residential A-10 to Office, with the requested waivers.
2. That the project engineer shall meet with the City Engineer to discuss stormwater drainage issues, prior to beginning the preliminary design. The project engineer must be aware that Zero Net Runoff is considered a minimum and that this site discharges into Hardig Brook, a water body that had been targeted by Rhode Island DEM for a Total Maximum Daily Loading (TMDL); therefore the project engineer must make every effort to minimize storm water runoff, improve water quality and promote infiltration on site.
3. The project engineer shall indicate the width of the Narragansett Electric Easement on the preliminary plan.
4. That the applicant shall relocate the dumpster to eliminate access from Orchard Avenue and to conform to required setbacks.

5. That there shall be no access to Orchard Avenue from the development.
6. That the applicant shall meet with the Warwick Sewer Authority to discuss sewer extension policy and the project engineer shall stamp and submit all projected flows to the Warwick Sewer Authority.
7. That the preliminary plan shall include a landscape plan designed and stamped by a Rhode Island Registered Landscape Architect and approved by the Warwick Landscape Project Coordinator.

Public Meeting

Request for a Zone Change

Orchard Avenue Medical Office Building

Applicant:	North End Realty, LLC
Location:	Centerville Road and Orchard Avenue
Assessor's Plat:	246
Assessor's Lot(s):	243
Zoning District:	Residential A-10
Proposed Zoning:	Office

Planning Department Findings

The Planning Department finds the proposed zone change to be in compliance with the City's Comprehensive Plan, including the goals and Policies Statement, the Implementation Program, the Land Use Element and the Economic Development Element.

The Planning Department also finds the proposed zone change to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflects current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

- A.) The goals and patterns of land use contained in the Comprehensive Plan of the City of Warwick.
- B.) The natural characteristics of the land, including its suitability for use based on the soil characteristics and topography.

- E.) The availability and capacity of existing and planned public and/or private services and facilities.
- F.) The need to shape and balance urban and suburban development.

103.10 Promote a high level of quality in design in the development of private and public facilities.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zone change from A-10 to Office with waivers for less than required setback for parking spaces and less than required landscape buffer, with all of the Planning Department recommendations.

Public Hearing

Major Subdivision

Amoroso Estate

Applicant: Walter and Margaret Amoroso
Location: 85 Rustic Way and Hutchinson Street
Assessor's Plat: 364
Lot(s): 227 & 528
Zoning District: Residential A-7
Land Area: 2.37 acres
Number of lots: 8
Engineer: Alpha Associates, LTD.
Ward: 7

The applicant is requesting preliminary approval to subdivide two lots to create eight lots, one lot with an existing dwelling and seven new lots for development on a new street with a waiver from the Land Development Regulations Section D.2.2.d "Reduction of Sidewalks" to have sidewalks on one side of the street 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.

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 preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1. That the final plan shall include a sidewalk along the northerly side of the street and along the cul-de-sac in accordance with Development Review Regulation Section D.2.2.d.
2. That the final plan shall include a note stating “The design engineer shall submit an As-Built Plan and a certification that the construction has been completed in conformance with the approved plans” and a note stating that “The contractor shall obtain a Soil Erosion and Sediment Control Permit prior to commencing site work.”
3. That the developer shall dedicate a “fee-in-lieu of open space” equal to six lots to the City of Warwick for Recreational District 4 as presented in the Warwick Comprehensive Plan Recreation Element, prior to recording the Final Plan.

Public Hearing

Major Land Development Project

Link Commercial Properties

Applicant:	Link Commercial Properties
Location:	Warwick Avenue, Diploma Street and Narragansett Parkway
Assessor’s Plat:	302
Lot(s):	122, 124, and 125
Zoning District:	Residential A-7 and Office
Proposed Zone:	Office
Land Area:	21,634 sf
Number of lots:	3
Engineer:	Ocean State Planners, Inc.
Ward:	1

The applicant is requesting master plan approval of a Major Land Development Project and a zone change recommendation for the demolition of four existing residential structures and the construction a new 2,500 square foot bank and drive through with less than required parking, less than required building setback and less than required landscape buffer from an abutting residential district on a lot zoned Residential A-7 and Office.

Planning Department Findings

The Planning Department finds this proposal **not to be generally** consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations and,

1. **Not** generally consistent with the Comprehensive Community Plan. The Comprehensive Plan Land Use Element does not support incremental zone changes and the encroachment of a non-residential uses into existing residential zones.
2. **Not** in compliance with the standards and provisions of the City’s Zoning Ordinance, including Section 701.1 “Off-street parking space requirements,” Table 2B “Dimensional Regulations, footnote 2,” and Section 505(B) “Landscaping and screening requirements for nonresidential uses.”
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 **does not** possess adequate access to a public street. The proposed access along Warwick Avenue is in close proximity to the signalized intersection at Warwick Avenue and Narragansett Parkway leaving insufficient queuing area from this intersection.

Planning Department Recommendation

Planning Department recommendation is to **deny** the master plan.

Public Meeting

Request for an Extension

Cenami Plat

Applicant: Carmel I. Cenami, Trust
Location: 126 Wentworth Avenue and Cady Avenue
Assessor's Plat: 355
Lot: 322
Zoning District: Residential A-7
Land Area: 28,354 Square feet
Number of lots: NA
Engineer: Flynn Surveys, Inc.
Ward: 5

The applicant is requesting an extension of a master plan approval of a major land development project to merge three lots containing four residential dwelling units and to establish one additional dwelling unit in a building with less than the required side setback 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 November 3, 2008.

Public Meeting

Request for an Extension

House of Hope

Applicant: House of Hope Community development Corporation
Location: 3188 Post Road
Assessor's Plat: 245
Lot: 52
Zoning District: Office Zone
Land Area: 27,771 Square feet
Number of lots: NA
Engineer: Casali & D'Amico Engineering
Ward: 7

The applicant is requesting an extension of a master plan approval of a major land development project to convert an existing dwelling to an office building and to establish five residential dwelling units on a lot with less than the required land area, front setback, driveway width and less than the required parking 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 November 3, 2008.

Public Meeting

Request for a Reinstatement

Centerville Road Multi-family

Applicant: Charles Abosamra
Location: 724 Centerville Road
Assessor's Plat: 242
Lot(s): 7, 8 & 35
Zoning District: Residential A-15
Land Area: 2.72 Acres
Number of lots: 3
Engineer: Ocean State Planners, Inc.
Ward: 8

The applicant is requesting reinstatement of a master plan approval of a Major Land Development Project/Subdivision to merge three lots with an existing dwelling to allow for the development of ten residential condominiums in a Residential A-15 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 reinstatement.