

**Meeting Notice  
City of Warwick  
Planning Board**

**Date:** Wednesday, November 10, 2010

**Time:** 6:00 p.m.

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

Review and approval of September meeting minutes.

**Public Meeting**

**Minor Subdivision**

**Re-plat Portion of Oakland Gardens Plat**

Applicant: Cosmo Properties LLC.  
Location: 57 Gordon Avenue & Taplow Street  
Assessor's Plat: 360  
Lot(s): 714, 715 & 716  
Zoning District: Residential A-7  
Land Area: 14,059 square feet  
Number of lots: 2  
Engineer: NRC Associates  
Ward: 6

The applicant is requesting preliminary approval to subdivide three (3) abutting nonconforming lots to create two (2) lots, one (1) lot with an existing dwelling and one (1) new 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.

- 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's recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That all plans shall comply with Section 3.02 C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of RI effective April 1, 1994.
- 2) That the final plan shall provide existing and proposed contours, shall include the distance on the proposed new property line between Parcel A and Parcel B, and shall show driveway location on Parcel B.
- 3) That the proposed granite bound shall be relocated along Taplow Street at the location of the new property line between Parcel A and Parcel B.
- 4) That the existing and proposed dwellings shall be connected to sewers.

### **Public Informational Meeting**

#### **Major Subdivision**

#### **Norwood Estates**

Applicant:	North End Realty LLC.
Location:	247 Sargent Street and Cherry Street
Assessor's Plat:	297
Lot(s):	232, 233, 234 & 290 through 296
Zoning District:	Residential A-7
Land Area:	1.56 acres
Number of lots:	6
Engineer:	SFM Engineering Assoc.
Ward:	2

The applicant is requesting master plan to subdivide ten (10) lots to create six (6) new lots, one (1) lot with an existing dwelling and five (5) new lots 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.
- 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’s recommendation is to grant master plan approval with the following stipulations:

- 1) That all plans shall comply with Section 3.02 C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of RI effective April 1, 1994.
- 2) That the preliminary plan Site Data notation shall be corrected to indicate ten (10) Assessor’s Lots, and a note added stating that there are no wetlands within 200-feet of the site as indicated in the narrative report.
- 3) That each lot shall have at least one granite bound which may be located along a common property line with an abutting lot.
- 4) That the driveway on lot six (6) shall be located to avoid the existing guy wire for existing utility pole P-2.
- 5) That an easement shall be depicted on the plan and the location be approved, in writing, by the effected utility company for the overhead wires and guy wire on lot six (6), prior to preliminary approval.
- 6) That a tree planting plan designed and stamped by a Rhode Island Registered Landscape Architect locating 13 street trees to be planted within the City right-of-way (one tree every 50’) shall be submitted for approval by the City’s Landscape Division, prior to preliminary approval.
- 7) That the sections of Sargent Street and Cherry Street that abut the proposed subdivision shall be widened to 26 feet in order to conform to the City’s minimum street width as

provided for in Development Review Regulation's Section D.3.1-d. "Right-of-way widths.

- 8) That the applicant shall dedicate a "fee-in-lieu of open space" equal to five (5) lots to the City of Warwick for Recreational District 5 as presented in the Warwick Comprehensive Plan Recreation Element, prior to recording the Final Plan.
- 9) That the existing and proposed dwellings shall be connected to sewers.

**Bond Reduction**

**Miga Corona Plat  
Sunny View Court**

Current bond total	\$10,000.00
<u>Amount to be released</u>	<u>\$10,000.00</u>
Retain	Full Release

**Administrative Subdivision**

Butler-Vescera Plat	Plat: 246	Lots: 177 & 342
The Lockwood Plat	Plat: 331	Lots: 54, 57, 58, 59, 60, & 61