

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, October 11, 2006

Time: 6:00 p.m.

Location: Warwick Police Station Community Room
99 Veterans Memorial Parkway
Warwick, RI 02886

(Please Note Date, Time, and Location Change)

Review and acceptance of September 2006 meeting minutes.

Public Meeting

Minor Subdivision

Oxford Properties – 69 Post Road

Applicant: James Turner and Mary Sharp
Location: 69 Post Road
Assessor's Plat: 291
Lot(s): 23
Zoning District: Office
Land Area: 44,279 square feet
Number of lots: 2
Engineer: Ocean State Planners, Inc.
Ward: 1

The applicant is requesting Preliminary approval to subdivide one lot with an existing dwelling to create two lots, one lot with an existing dwelling and one new lot for development in an Office 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, and:
- 5) That the proposed development possesses adequate and permanent 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 provide storm-water calculations, proposed connections and construction details to be approved by the City's Engineering Department prior to final approval for the proposed drywell.
- 2) That any new construction shall be approved by the Warwick Historic District Commission, prior to the issuance of a building permit.
- 3) That there shall be no disturbance of the newly installed sidewalks, concrete driveway aprons and paved roadway surfaces.
- 4) That the final plan shall include a 20' drainage easement (10' along each side of the existing 12" pipe) to be deeded to the RIDOT.
- 5) That the final plan shall include proper easements to address the maintenance and location of the existing retaining wall spanning the proposed lots.
- 6) That the final plan development shall expand the limit of disturbance to prohibit any disturbance to the existing 12" drain line and to prohibit construction vehicles from driving over the existing drain line.
- 7) That the final development plan shall locate the existing Evergreen tree located to the front of the property, locate the trees along the westerly property line and shall provide a tree protection detail for these areas.

- 8) That applicant shall plant one new street tree, species and location to be approved by the City's Landscape Project Coordinator, prior to issuance of a Certificate of Occupancy.
- 9) That the applicant shall receive Warwick Sewer Authority approval prior to Final approval.

Public Meeting

Minor Land Development Project

Metro Center Boulevard Office Park

Applicant:	911 Jefferson, LLC
Location:	Intersection of Lori Ann Way and Metro Center Boulevard
Assessor's Plat:	277
Lot:	21
Zoning District:	General Industrial
Land Area:	22.6 acres
Number of lots:	3
Engineer:	DiPrete Engineering Associates, Inc.
Ward:	8

The applicant is requesting Preliminary approval of a Minor Land Development Project to subdivide one lot into three lots and to construct two office buildings with a total of 124,200 square feet with shared parking and access on two of the lots with one remaining undeveloped lot.

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 contingent upon Rhode Department of Environmental (RIDEM) approval, with Final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the final plan shall include a landscape plan designed and stamped by a Rhode Island Registered Landscape Architect and approved by the Warwick Landscape Project Coordinator.
- 2) That the applicant shall provide a projected flow analysis performed by a professional engineer and approved by the Warwick Sewer Authority which shall also confirm the available capacity at the Alteri Way pump station.
- 3) That all pretreatment requirements, including submission of interior plumbing plans and the provision of separate sampling manholes for each building, shall be approved by the Warwick Sewer Authority, prior to issuing a building permit.
- 4) That any outstanding Sewer Assessment shall be paid in full prior to recording.
- 5) That the Project Engineer shall ensure that no drainage is directed toward Lori Ann Way and that the owner shall install and maintain a drainage swale along the southerly edge of the proposed parking area to mitigate existing flooding problems on Lori Ann Way.
- 6) That a note shall be added to the final plan stating that there will be on site testing conducted by an experienced professional to insure proper materials and construction practices are being utilized and that the applicant shall pave a test area and closely monitor the durability and function of the porous pavement as per RIDEM recommendation.
- 7) That the use of porous pavement is considered experimental and will require periodic inspections upon completion. The owner shall submit reports to the Department of Public Works, Engineering Division and Planning Department as to the effectiveness of the porous pavement according to the following schedule: a quarterly report for the first year and semi-annually for years two (2) through five (5), after the fifth (5th) year, an annual report will be required
- 8) That minimum three (3) foot sumps shall be added to the proposed Nyloplast drainage structures.
- 9) That spot elevations at high and low points shall be added to all subsequent submissions so that the drainage pattern can be clearly reviewed.
- 10) That a deed restriction addressing the Operation and Maintenance of the porous pavement and the drainage system shall be recorded in the land evidence records.

11) That the final drainage design shall be approved by the Department of Public Works, Engineering Division.

12) That the applicant shall obtain written approval from the Narragansett Electric Company for any work within or use of the existing easement.

Public Hearing

Major Land Development Project

Byfield, Hickory & Plum Streets

Applicant: Barbara and Ronald Goldsmith.
Location: Byfield Street, Hickory Street and Plum Street
Assessor's Plat: 285
Lot(s): 201 to 207
Zoning District: General Industrial
Land Area: 42,790 square feet
Number of lots: 7
Engineer: Garofalo and Associates, Inc.
Ward: 2

The applicant is requesting Preliminary approval of a Major Land Development Project to construct a new 9,600 square foot commercial building on a lot with a street extension requiring a waiver from the Development Review Regulations Section D.2.1 K, to have less than required cul-de-sac radius and Section D.2.1 G for the elimination of sidewalks.

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 Recommendations

Planning Department recommendation is to grant Preliminary approval, with a waiver from Development Review Regulations, Sections D.2.1-K and D.2.1-G, and Final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the Applicant shall merge all abutting lots by an Administrative Subdivision and deed a portion of Assessor's Plat 285, lot 204 to the City as part of the roadway cul-de-sac.
- 2) That the newly extended roadway must have a valve installed at the end of the existing line and that the contractor must coordinate the installation of the line, services, and shut down with the Warwick Water Division & Kent County Water Authority. If a fire service is required, a separate line must be provided.
- 3) That the Applicant shall remove and properly dispose of all existing debris on site and on abutting city rights-of-way prior to the issuance of a Certificate of Occupancy.

Public Hearing

Major Land Development Project

3188 Post Road/House of Hope

Applicant:	House of Hope Community Development Corp.
Location:	3188 Post Road
Assessor's Plat:	245
Lot(s):	52
Zoning District:	O, Office
Land Area:	26,771 square feet
Number of lots:	1
Engineer:	Joe Casali Engineering, Inc.
Ward:	7

The applicant is requesting Master Plan approval of a Major Land Development Project to convert an existing dwelling to an office use and establish a total of five (5) residential units on a lot with less than required parking, less than required driveway width, less than required front setback and less than required area.

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) Not in compliance with the standards and provisions of the City's Zoning Ordinance; therefore, requiring a variance for less than required parking, less than required driveway width, less than required front setback and less than required area.
- 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 Master Plan approval with the following stipulations:

- 1) That the applicant shall receive a Variance from the City's Zoning Board of Review to have a lot with less than required parking, less than required driveway width, less than required front setback and less than required area.
- 2) 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.
- 3) That the Project Engineer shall consult with the Warwick Fire Department regarding fire access to the site.
- 4) That the Project Engineer shall provide to the Warwick Sewer Authority existing flows and projected flows, as well as, any pretreatment requirements.
- 5) That the installation of the new water line must be coordinated with the Kent County Water Authority and the Warwick Water Division.

Public Informational Meeting

Major Land Development Project

Graydon Plat – Cenami Trust Multi-family

Applicant: Carmel I. Cenami Trust
Location: 126 Wentworth Avenue & Cady Avenue
Assessor’s Plat: 355
Assessor’s Lot(s): 322, 323 & 711
Zoning District: Residential A-7
Land Area: 28,354 square feet
Number of lots: Merger of three lots
Engineer: Flynn Surveys Inc.
Ward: 5

The applicant is requesting Master plan approval 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 for a total of five dwelling units on a lot 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) Not in compliance with the standards and provisions of the City’s Zoning Ordinance; therefore, requiring Zoning Board of Review approval to have five dwelling units on a lot in two structures with less than the required setbacks in a Residential A-7 Zoning District.
- 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, and:
- 5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the applicant shall receive Zoning Board of Review approval to have five dwelling units on a lot in two structures with less than the required setbacks.
- 2) That the applicant shall receive RIDEM ISDS approval to have five residential dwelling units, prior to Preliminary approval.

Public Informational Meeting

Major Subdivision

Re-plat of Dryden Heights

Applicant:	James Donelan
Location:	637 Post Road
Assessor's Plat:	289
Lot:	58, 59, & 60
Zoning District:	Residential A-7
Land Area:	10,738 square feet
Number of lots:	2
Engineer:	Ocean State Planners, Inc.
Ward:	2

The applicant is requesting master plan approval of a Major Subdivision to subdivide three lots with an existing dwelling to create two nonconforming lots, one lot with less than the required frontage, lot width and area and an existing dwelling and one new lot for development with less than the required area 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. Approximately 62.5% of the residential dwellings within the radius area on the northerly side of Post Road are on undersized lots ranging from 3,400 square feet to 6,400 square feet.
- 2) Not in compliance with the standards and provisions of the City's Zoning Ordinance; therefore, requiring Zoning Board of Review approval to create two nonconforming lots, one lot with less than the required frontage, lot width and area and an existing dwelling and one new lot for development with less than the required area.

- 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 Master Plan approval with the following stipulations:

- 1) That the applicant shall receive Zoning Board of Review approval to create two nonconforming lots, one lot with less than the required frontage, lot width and area containing an existing dwelling and one new lot for development with less than the required area.
- 2) That both dwellings shall be connected to the Warwick sewer system.
- 3) That the existing 12" storm drain located along the easterly edge of Wendell Road shall be depicted on the Preliminary Plan.
- 4) That a storm-water collection system intended to collect rooftop runoff for the proposed new dwelling shall be designed by the Project Engineer and approved by the City's Engineering Office, prior to Preliminary approval.
- 5) That the applicant shall plant one new street tree on Wendell Avenue, species and location to be approved by the City's Landscape Project Coordinator, prior to issuance of a Certificate of Occupancy.
- 6) That the outstanding Sewer Assessment for lot 60 shall be paid in full prior to recording of the subdivision.

Public Informational Meeting

Major Land Development Project

472 Warwick Avenue

Applicant:	Mike DiDomenico & Denis DiMassion
Location:	472 Warwick Avenue & Vickery Avenue
Assessor's Plat:	290
Lot(s):	159
Zoning District:	General Business and Residential A-7
Land Area:	31,248 square feet
Number of lots:	3
Engineer:	Joe Casali Engineering, Inc.
Ward:	1

The applicant is requesting Master Plan approval of a Major Land Development Project/Subdivision to subdivide one lot to create three new lots, two conforming lots with a two-family dwelling on each lot and one nonconforming lot with less than the required frontage and lot width having two existing structures with less than the required setbacks.

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 Zoning Board of Review approval to establish a two-family dwelling on each lot and one nonconforming lot with less than the required frontage and lot width having two existing structures with less than the required setbacks.
- 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 combined Master Plan approval with the following stipulations:

- 1) That the applicant shall receive Zoning Board of Review approval to establish a two-family dwelling on each lot and one nonconforming lot with less than the required frontage and lot width having two existing structures with less than the required setbacks.
- 2) That any use other than a single-family dwelling for proposed “Lot A” shall require Zoning Board of Review approval.
- 3) That the applicant shall provide Landscape Plan designed and stamped by a Rhode Island Registered Landscape Architect to be approved by the City’s Landscape Project Coordinator, prior to Preliminary approval.
- 4) That all existing and proposed buildings shall be connected to the Warwick Sewer System.

Public Informational Meeting

Major Subdivision

Amoroso Estate

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

The applicant is requesting Master Plan 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 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 Master Plan approval with the following stipulations:

- 1) That the proposed fire hydrant shall be relocated along the southerly side of Amoroso Lane at approximate survey station 2 + 20 as depicted on the proposed roadway plan.
- 2) That the Preliminary Plan shall depict the proposed drainage area as one lot not for development and designated the lot as a "Drainage Lot."
- 3) That the Project Engineer shall develop a storm-water management plan which shall be designed in accordance with all state and local regulations, shall carefully consider the location of the proposed infiltration area in relation to an existing concrete block wall located along the southerly property line of lot 227 and shall be approved by the City's Engineering Department, prior to Preliminary approval.
- 4) That the applicant shall provide a projected sewer flow analysis stamped by a professional engineer which shall be approved by the Warwick Sewer Authority, prior to Preliminary approval.
- 5) That the proposed sewer extension plan shall be approved by the Warwick Sewer Authority, prior to Preliminary approval.
- 6) That the water extension plan shall be approved by the Warwick Water Division, prior to Preliminary approval.
- 7) That the applicant shall provide Landscape Plan designed and stamped by a Rhode Island Registered Landscape Architect to be approved by the City's Landscape Project Coordinator prior to Preliminary approval, which shall include drip-line tree protection detail, shall preserve the existing wooded areas along abutting property lines, in particular Plat 364, lots 232, 224, 378, 379, 225, & 504 and Plat 367, lots 515 & 554.
- 8) That the Preliminary Plan shall include a sidewalk around the full perimeter of the proposed new Amoroso Lane and underground utilities, as required in accordance with the City's Development Review Regulations.

- 9) 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 Meeting

Request for an Extension

Miga-Corona Plat

Applicant: AGIM Family Limited Partnership
Location: 80 and 94-96 Corona Street
Assessor’s Plat: 270
Lot(s): 169 & 212
Zoning District: Residential A-7
Land Area: 3.28 Acres
Number of lots: 9
Engineer: Alpha Associates, Inc.
Ward: 8

The applicant is requesting an extension of Preliminary approval of the “Miga-Corona Plat” decision recorded on October 6, 2005 to subdivide two existing conforming lots totaling 3.28 acres to create nine new lots and a new street; one lot with an existing residence, one lot with a two-family dwelling and seven new lots for development in a Residential A-7 Zoning District.

The applicant is working with the City Engineer’s Office toward approval of a final drainage plan.

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 October 6, 2007.

Request for a Zone Change

Mutual Properties 620 Centerville LLC.

Applicant: Mutual Properties 620 Centerville LLC. & the Estate of Stanley J. Gray
Location: Centerville Road and Hardig Road
Assessors Plat: 242
Assessors Lots: 41, 42, 45, 46 & 47
Zoning District: Residential A-15 to Office.

The applicant desires to rezone the subject property from Residential A-15 to Office to permit future office use on the site.

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 zoning amendment 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 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 Promotes a high level of quality in design in the development of private and public facilities.

103.11 Promotes implementation of the Warwick Comprehensive Community Plan, as amended.

The Planning Department recommends favorable recommendation to the Warwick City Council for the requested zoning amendment with the following stipulations:

- 1) That the subject lots shall be merged by Administrative Subdivision.
- 2) That the future development of the property shall be subject to a formal Development Plan Review by the Warwick Planning Board as a Land Development Project.
- 3) That the applicant should request zoning setback relief from abutting residentially zoned lot 28 as a result of an existing Narragansett Electric Power Line Easement.
- 4) That the primary access to any future development should be from Centerville Road.