

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, September 13, 2006

Time: 6:00 p.m.

Location: Warwick City Hall
City Council Chambers
3275 Post Road
Warwick, RI 02886

(Please Note Date, Time, and Location Change)

Review and acceptance of August 2006 meeting minutes.

Public Hearing

Major Land Development Project

Cedar Hill Farms

Applicant: Andrew Catanzaro & Robert S. & Marjorie B. Catanzaro
Location: 316 Love Lane
Assessor's Plat: 222
Lot(s): 156
Zoning District: Residential A-40
Land Area: 11.86 Acres
Number of lots: NA
Engineer: Ocean State Planners, Inc.
Ward: 9

The applicant is requesting preliminary approval to construct two new single-family dwellings on an 11.86 acre parcel through the creation of a land condominium 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 and

- 1) Generally consistent with the Comprehensive Community Plan.
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance; having received relief from the Zoning Board of Review (Petition #9270) to have more than one single-family residential dwelling on a lot.
- 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 proposed access driveway shall be graded with a 2% minimum cross-slope crown to insure that storm-water runoff is contained on the subject parcel. In no circumstance shall storm-water runoff be directed toward the City's Right of Way (Love Lane) or abutting properties.
- 2) That the right-of-way shall be a common access drive for all members of the condominium association.
- 3) That all necessary infrastructure including, but not limited to, drainage, roadways, and water lines shall be owned and maintained by the condominium association.
- 4) That the applicant shall work together with the City Landscape Project Coordinator to preserve existing mature trees during construction.
- 5) That the developer shall dedicate "funds-in-lieu of open space" equal to six lots to the City of Warwick for Recreational District 7 upon recording of the final approval.

Public Informational Meeting
Major Land Development Project

Blue Ridge Road Plat

Applicant: City Land Investment Incorporated
Location: Cowesett Road and Blue Ridge Road
Assessor's Plat: 239 Lot: 23 & Assessor's Plat: 240 Lot: 3
Zoning District: Residential A-15
Land Area: 2.5 acres
Number of lots: 3
Engineer: Caito Corporation
Ward: 8

The applicant is master plan approval to subdivide two lots with existing dwellings to create three lots; two conforming lots with existing dwellings and one new 32,730 square foot lot for development with less than the required frontage and lot width in a Residential A-15 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 create a lot with less than the required frontage and lot width.
- 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 create a lot with less

than the required frontage and lot width.

- 2) That the preliminary plan shall depict all existing and proposed utilities and the existing edge of pavement along Cowesett Road and Blue Ridge Road.
- 3) That the applicant shall work together with the City Landscape Project Coordinator to preserve existing mature trees during construction in particular those trees in close proximity to Cowesett Road, trees lining the proposed new driveway and trees along neighboring property lines..

Public Meeting

Minor Land Development Project

Office Building/Washington Trust Bank

Applicant:	The Washington Trust Company
Location:	1473 Warwick Avenue
Assessor's Plat:	312
Lot:	173
Zoning District:	GB, General Business
Land Area:	2.71 acres
Number of lots:	2
Engineer:	Crossman Engineering, Inc.
Ward:	4

The applicant is requesting preliminary approval for a Minor Land Development Project to subdivide an existing lot into two conforming lots, one lot with a 10,000 square foot office building, and one lot with a 3,240 square foot bank with drive through windows, both lots with shared parking and access.

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 Recommendations

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1. A separate domestic and fire service shall be provided from the existing line leading to the Four Seasons Apartments.
2. A double-check detector check shall be installed on the fire service and an RPZ shall be installed after the domestic meter.
3. That the project engineer shall design a collection system for building runoff and a drainage swale in the grassed island to improve storm-water quality.
4. That the Applicant shall subdivide the lot by an Administrative Subdivision and provide cross easements for parking and access.

Public Hearing

Major Land Development Project

Offices at the Crossings

Applicant:	Bellecastle Realty, Inc.
Location:	Greenwich Avenue
Assessor's Plat:	257
Lot(s):	10 & 13
Zoning District:	Office and PDR A-7
Land Area:	48 acres
Number of lots:	2
Engineer:	Garofalo & Associates, Inc.
Ward:	8

The applicant is requesting a combined Master Plan/Preliminary approval of a Major Land Development Project to construct two office buildings totaling 200,000 square feet, with Zoning relief from the height requirement and less than required parking.

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 having received City Council Zone change PCO-29-06, Amended.
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/Preliminary approval 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 project engineer shall confirm that the proposed 36 inch diameter ADS pipes for infiltration system #1 will be able to support the retaining wall and the soil on the north side of the system.
3. That the project engineer shall submit pump station design calculations for review and approval by the Warwick Sewer Authority.
4. That the Developer shall seek the installation of a fully actuated traffic signal at the intersection of Greenwich Avenue and the site access drive, as recommended in the traffic analysis prepared by Garofalo & Associates and dated May, 2006. This signal should be incorporated into the coordinated signal system presently being installed as a part of the RIDOT reconstruction of Route 5.
5. The project engineer shall submit a complete parking plan for all uses on the site including the ancillary parking for Assessor’s Plat 265, lots 18 and 21.
6. That the existing fifty foot (50’) buffer shall be preserved along the southern property line and maintained by the individual abutting property owners thereafter. The

Developer shall be allowed to construct and maintain paving and/or a detention pond within twenty-five (25') of the buffer, farthest from the eastern property line of the site.

7. That the Developer shall continue to provide the land, bring water service to the site and construct the roads for the little league baseball facilities (the "Baseball Facilities") and shall lease the Baseball Facilities to the Continental Little League for a term of twenty (20) years at no cost to the Continental Little League. The Continental Little League shall construct and shall be responsible for the maintenance of the Baseball Facilities.

Public Informational Meeting

Major Subdivision

Kalunian Subdivision

Applicant: Karolyn G. Kalunian
Location: 111 Terrace Avenue
Assessor's Plat: 336
Lot(s): 305, 306 & 307
Zoning District: Residential A-40
Land Area: 18,908 square feet
Number of lots: 2
Engineer: A.J. Desvoaux, PE.
Ward: 4

The applicant is requesting Master Plan approval to subdivide three abutting nonconforming lots to create two new nonconforming lots with less than the required land area, frontage and lot width, one lot with an existing dwelling having less than the required side setback and one new lot for development in a Residential A-40 zoning district.

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.

- 1) **Not** consistent with the Comprehensive Community Plan.

The City's "Comprehensive Plan Land Use Element Policy Recommendation Section" specifically addresses this area of Conimicut south (identified as Area X) which includes the area from Rocky Point and Bayside Beach around Mill Cove to the tip of Conimicut Point with the following policies:

- a. Designate all areas for low-density residential use.
- b. The Mill Cove area classified as CRMC "Type 1" waters should be designated for Open Space/Conservation (public lands) or very low

density residential use (private lands).

- c. Private lands near Conimicut Point should be designated for very low density residential use.
- 2) Not in compliance with the standards and provisions of the City's Zoning Ordinance.

Zoning Ordinance Sections 405.2 "Merger of abutting nonconforming lots" and 405.3 "Subdivision of merged lots" apply directly to this application.

- a. Zoning Ordinance Section 405.2 reads as follows: If two or more abutting nonconforming lots are held in the same ownership as of June 20, 1988 or subsequent thereto, such lots shall be combined for the purposes of this ordinance in order to conform or more nearly conform to any of the dimensional requirements of this ordinance for the district in which such lots are located and shall no be sold separately.
- b. Zoning Ordinance Section 405.3 (A) reads as follows: "In all zones where any portion of the lot is within the "coastal zone" as defined by the RICRMC, all dimensional requirements for the zone including without limitation, area frontage and lot width shall be met.

Planning Department Recommendation

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

Public Hearing

Major Land Development Project

Leal Two-Family

Applicant: Terry Leal & Maisie Raftery
Location: 18 Kenway Avenue
Assessor's Plat: 376
Lot(s): 122
Zoning District: Residential A-7
Land Area: 10,200 square feet
Number of lots: NA
Engineer: A.J. Desvoyaux P.E. PLS.
Ward: 6

The applicant is requesting preliminary approval to construct a second story addition with less than the required side yard setback in order to convert a single family dwelling into a two-family dwelling on a lot with less than required land 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.
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance; having received Zoning Board of Review approval (Petition #9352) to construct a second story addition with less than the required side yard setback and to convert a single family dwelling into a two-family dwelling on a lot with less than required land area 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.
- 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.

Public Hearing

Major Subdivision

Cormier Plat

Applicant: Edward and Debra Cormier
Location: 65 Palm Boulevard
Assessor's Plat: 288
Lot(s): 448
Zoning District: Residential A-7
Land Area: 19,555 square feet
Number of lots: 2
Engineer: Alpha Associates, Ltd.
Ward: 2

The applicant is requesting preliminary approval to subdivide one lot to create two lots, one lot with an existing structure and one new lot for development with less than required wetland setback 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; having received Zoning Board of Review approval (Petition #9353) variance to construct a dwelling with less than the required wetland setback.
- 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 notation that “The existing 18 inch maple tree located in front of proposed “Parcel B” shall be preserved and protected with drip-line tree protection which shall be inspected by the City’s Landscape Project Coordinator, prior to the issuance of a building permit.”
- 2) That both structures shall be connected to the Warwick Sewer System.
- 3) That the outstanding sewer assessment shall be paid in full prior to recording the final plan.
- 4) That a street tree shall be installed in front of “Parcel B” prior to a Certificate of Occupancy (C.O.), location and type to be determined by the City’s Landscape Project Coordinator.

Public Meeting

Minor Subdivision

Grenier Plat

Applicant:	The Grenier Group, Incorporated
Location:	Warwick Neck Avenue, Beacon Avenue & Warner Avenue
Assessor’s Plat:	381
Lot(s):	4
Zoning District:	Residential A-40
Land Area:	3.42 acres
Number of lots:	2
Engineer:	Waterman Engineering
Ward:	5

The applicant is requesting preliminary approval to subdivide one lot to create two lots, one lot with an existing dwelling and one new lot for development 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, 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 final plan shall indicate the property owners across adjacent streets and depict all existing utilities within the public right-of-way.
- 2) That all components of the existing septic system shall be located and inspected by a qualified professional to determine if the system is functioning properly.
- 3) That any proposed alterations to the existing stone walls shall be approved by the Warwick Historic District Commission as required in Zoning Ordinance Section 311.10 "Stone walls."

Public Meeting

Minor Subdivision

111 Valentine Circle

Applicant:	Stephen Carlotti
Location:	111 Valentine Circle
Assessor's Plat:	235
Lot(s):	176
Zoning District:	Residential A-15
Land Area:	1.50 acres
Number of lots:	2
Engineer:	DiPrete Engineering
Ward:	9

The applicant is requesting preliminary approval to subdivide one lot to create two lots, one lot with an existing dwelling and one new lot for development in a Residential A-15 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

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 4) That the final drainage plan shall be approved by the City Engineer prior to final approval.

Public Meeting

Request for an Extension

Armstrong Plat

Applicant:	Marc and Christopher Chapron and John Callahan
Location:	1681 West Shore Road
Assessor’s Plat:	353
Lot(s):	47 & 48
Zoning District:	Residential A-10
Land Area:	11.86 Acres
Number of lots:	3
Engineer:	David Gardner and Associates
Ward:	5

The applicant is requesting an extension of master plan approval of the Armstrong Plat granted on October 5, 2005 to subdivide two lots to create three lots, one lot with an existing dwelling, one lot to be developed as a two-family dwelling with less than the required wetland setback and one new single family lot for development on an existing street in a residential A-10 Zoning

District.”

The applicant is awaiting Rhode Island Department of Environment Management approval.

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 5, 2007.