

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, September 8, 2010

Time: 6:00 p.m.

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

Review and approval of August meeting minutes.

Public Hearing

Major Land Development Project

T-Mobile/St. Clements Telecommunications Facility

Applicant: T-Mobile/St. Clements
Location: 111 Long Street
Assessor's Plat: 363
Lot(s): 3
Zoning District: Residential A-7
Land Area: 15.36+/- acres
Number of lots: 1
Engineer: Advanced Engineering Group
Ward: 7

This application was continued from the August 11, 2010 Planning Board meeting.

The applicant is requesting master plan approval of a Major Land Development Project for the construction of a telecommunications facility consisting of a 110' mono-pole antenna and associated ground equipment on a 40'x 40' leased pad in a Residential A-7 Zoning District.

The attorney for T-Mobile, in a letter dated August 26, 2010, has requested that the applicant be allowed to withdraw the application on this matter without prejudice.

Planning Department Recommendation

Planning Department recommendation is to grant the applicant's request to withdraw the application without prejudice, make the written request part of the permanent record and to formally close the file.

Public Meeting

Minor Subdivision

Pettaconsett Plat

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| Applicant: | Peter and Marion Lawrence |
| Location: | 228 Pettaconsett Avenue |
| Assessor's Plat: | 296 |
| Lot(s): | 684 |
| Zoning District: | Residential A-7 |
| Land Area: | 41,348 square feet |
| Number of lots: | 2 |
| Engineer: | Ocean State Planners, Inc. |
| Ward: | 2 |

The applicant is requesting preliminary approval to subdivide one (1) lot to create two (2) lots, one lot with an existing house 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 the final plan shall provide proposed grading, indicate limits of asphalt being removed, include drywells for roof runoff and set a granite bound along a common property line.
- 2) The discrepancy with the abutting "Lufkin Court survey plan" shall be clarified prior to final approval.
- 3) Drip-line tree protection shall be installed around the 36" caliper red oak prior to any site clearing and shall remain until completion of the project.

Public Meeting

Minor Subdivision

The Keeley Plat

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| Applicant: | John J. Cooney |
| Location: | 344 Buttonwoods Avenue |
| Assessor's Plat: | 363 |
| Lot(s): | 262 & 264 |
| Zoning District: | Residential A-7 |
| Land Area: | 16,362 square feet |
| Number of lots: | 2 |
| Engineer: | Flynn Surveys, Inc. |
| Ward: | 6 |

The applicant is requesting preliminary approval to subdivide two (2) lots to create two (2) new lots, one lot with an existing house 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 stipulation:

- 1) That the final plan shall note the existing property line to be removed more clearly, show the existing buildings on adjacent properties and include a granite bound set at a common property line.

Public Meeting

Minor Subdivision

Oakridge Court

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| Applicant: | Brier & Associates Inc. and 5A Builders |
| Location: | Oakridge Court |
| Assessor's Plat: | 345 |
| Lot(s): | 856 & 857 |
| Zoning District: | Residential A-7 |
| Land Area: | 48,495 square feet |
| Number of lots: | 3 |
| Engineer: | DiPrete Engineering |
| Ward: | 7 |

The applicant is requesting preliminary approval to subdivide one (2) lots to create three (3) lots, one lot with an existing house and two (2) 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 preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) The final plan shall include accommodations to collect additional storm-water runoff resulting from the proposed development and include a granite bound set at the common property lines.
- 2) The proposed driveway for Parcel 3 shall be relocated to the side of Oakridge Court rather than extend off the end of Oakridge Court.
- 3) All existing encroachments shall be resolved by the owners prior to final approval.
- 4) The proposed all proposed saw-cut locations of must be included on the final plan.

Public Hearing

Major Land Development Project

57 Fair Street

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| Applicant: | House of Hope Community Development Corporation |
| Location: | 57 Fair Street |
| Assessor's Plat: | 292 |
| Lot: | 507 |
| Zoning District: | Planned District Residential, A-7, with Historic Overlay |
| Land Area: | 18,572 square feet |
| Number of Lots: | 1 |
| Engineer: | Joe Casali Engineering, Inc. |
| Ward: | 1 |

The applicant is requesting preliminary approval of a Major Land Development Project to convert an existing thirteen (13) bed congregate elderly housing facility to a five (5) unit multi-family development, on a lot with less than required area, frontage and width, less than required side setback, and less than required parking and parking setback, 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:

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-12-10 from Residential A-7 to Planned District Residential (PDR) A-7, with relief for less than required area, frontage and width, less than required side setback, less than required parking and parking setback, 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 Preliminary approval with Final approval to be through the Administrative Officer.

Public Informational Meeting
Major Land Development Project

Brewed Awakenings Coffee shop/Restaurant

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| Applicant: | KREG Management, Inc. |
| Location: | 1009 Centerville Road |
| Assessor's Plat: | 241 |
| Lot: | 10 |
| Zoning District: | Residential A-7 |
| Proposed Zone: | General Business (GB) |
| Land Area: | 16,971 square feet |
| Number of Lots: | 1 |
| Engineer: | Caito Corporation |
| Ward: | 8 |

The applicant is requesting Master Plan approval of a Major Land Development Project and a zone change recommendation to the Warwick City Council to demolish an existing single family dwelling and accessory structures in order to allow for the construction of a coffee shop/restaurant with less than required front setback on a lot with less than required landscape and landscape buffer, less than required parking spaces and less than required setback for signage.

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-7 to General Business, with relief for less than required front setback, less than required landscape and landscape buffer, less than required parking spaces and less than required setback for signage.
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-7 to General Business, with the necessary relief.
2. That a Storm-water Management Plan shall be designed to demonstrate zero-net runoff from the development.
3. That all necessary State permits, including but not limited to Rhode Island Department of Transportation (RIDOT) Physical Alteration Permit, RI Department of Environmental Management (RIDEM) Underground Injection Control (UIC) Permit and RIDEM Onsite Wastewater Treatment System (ISDS) Permit are required prior to preliminary plan submission.
4. That all plans shall comply with Section 3.02C of the Procedural & Technical Standards for the practice of Land Surveying in the State of Rhode Island, effective April 1, 1994.
5. 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.
6. That the applicant shall complete all necessary roadway improvements on Centerville Road as presented in the Traffic Impact Study, prepared by RAB Professional Engineers and dated May, 2010, in order to address the level of service (LOS) at the project driveway.

Request for a Zone Change

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|-------------------------|-----------------------|
| Applicant: | KREG Management, Inc. |
| Location: | 1009 Centerville Road |
| Assessor's Plat: | 241 |
| Assessor's Lot: | 10 |
| Zoning District: | Residential A-7 |
| Proposed Zoning: | General Business |

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 Economic Development Element and the Land Use 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 reflect 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.
- 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 Residential A-7 to General Business, with relief for less than required front setback, less than required landscape and landscape buffer, less than required parking spaces and less than required setback for signage with the following stipulation:

- 1) That any additional development on the property shall require a Development Plan Review (DPR) to be approved by the Warwick Planning Board in compliance with City of Warwick Development Review Regulations.