

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, September 12, 2012

Time: 6:00 p.m.

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

Public Informational Meeting

Major Subdivision

Julian Road-Master Plan

Location: 103 Florin Street, 21 & 31 Bunting Road, & Julian Road
Applicant: Kenneth Edward & Sandra Lee Olson
Michael C. Carreiro & Jennie A. McDowell
Paul & Elena Gallucci
Assessor's Plat: 340
Assessor's Lot(s): 291, 666, & 667
Zoning District: A-7 & A-10 Residential
Land Area: 4.80 acres
Surveyor: DiPrete Engineering
Ward: 3

The Applicant is requesting a Master Plan Approval of a Major Subdivision. The Applicant is proposes to subdivide (3) three lots to create (11) eleven conforming lots; (1) one new conforming lot fronting on Florin Street; (8) eight new conforming lots fronting on a new street, the Julian Road extension and (2) two conforming lots with existing structures fronting on Bunting Road.

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. That the subject property is located at 103 Florin Street, 21 & 31 Bunting Road, and Julian Road and is identified as Assessor's Plat: 340, Assessor's Lots: 291, 666, & 667.

2. That the subject property consists of three (3) tax assessor's lots totaling 4.80 acres and is currently zoned Residential A-7, lots fronting on Florin Street; and Residential A-10, lots fronting on the Julian Road extension; and Bunting Road.
3. That the Applicant proposes to create (11) eleven conforming lots; (1) one new conforming lot fronting on Florin Street; (8) eight new conforming lots fronting on a new street, the Julian Road extension and (2) two conforming lots with existing structures fronting on Bunting Road.
4. That the A-7 Residential Zoning District requires a minimum of 70 feet of frontage and lot width and a minimum area of 7,000 square feet per individual lot.
5. That the A-10 Residential Zoning District requires a minimum of 100 feet of frontage and lot width and a minimum area of 10,000 square feet per individual lot.
6. That the subdivision as proposed is in compliance with the standards and provisions of the City's Zoning Ordinance.
7. That Assessor's Plat: 340; Assessor's Lots: 666 and 667 have encroachments on Assessor's Plat 340: Assessor's Lot: 291.
8. That the encroachment by Assessor's Plat 340: Assessor's Lot: 667 may have impacted land under the jurisdiction of the Rhode Island Department of Environmental Management Office of Water Resources-Wetlands Division. (RIDEM-Wetland)
9. That the underground drainage as shown may not be sufficient for the project and the redesign may result in the loss of (1) one new lot for development.
10. That the property has outstanding sewer assessments and shall be assessed at the 1977 assessment rate.
11. That the property will have access to public water and sewer.
12. 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.
13. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department's recommendation is to grant a Master Plan Approval, with the following stipulations:

1. That a Stormwater Management Plan, including but not limited to, a Drainage Plan and Calculations, shall be designed in accordance with Rhode Island Stormwater Design and Installation Standards Manual, dated December 2010, to demonstrate a zero-net runoff from the development, with no runoff into the Wetland, unless approved by RIDEM-Wetland, which shall be submitted as part of the Preliminary application.

2. That the impact on the abutting Freshwater Wetland, if any, by the encroachment of Assessor's Plat: 340, Assessor's Lot: 667; shall be resolved prior to Preliminary Approval, as gained by an approval from RIDEM-Wetlands.
3. That the Preliminary Plan shall correct the Dimensional Regulations Data Table for the A-7 Zoning Requirement, specifically the minimum rear yard setback shall be changed from 15' to 20'.
4. That the Preliminary Plan shall remove the wording "Open Space" from Record Lot 10 and add the word "Drainage".
5. That the Preliminary Plan shall include a Plat Name.
6. That the Applicant shall coordinate with the City of Warwick Water Division for the extension of the (8) eight inch water line on Julian Road.
7. That the Water Service shall be a minimum of (1) one inch and shall comply with the Building Code requirements.
8. That the Applicant shall coordinate with the City of Warwick Sewer Authority for the connection to the City's Sewer System and the Applicant's Engineer shall verify the invert elevations and the Preliminary plan shall show sewer alignment and profile.
9. That the project shall be subject to an inspection fee of \$150.00 per 100 feet of pipe installed.
10. That the project shall be subject to Inflow-Infiltration Regulations.
11. That the Preliminary Plan shall show an adequate number of fire hydrants spaced 300 feet apart and providing a minimum of 1000 GPM.
12. That the Applicant shall receive all necessary State and Local Permits, prior to Preliminary Approval, including but not limited to, RIDEM-Wetlands.
13. That the Applicant's Licensed Landscape Architect shall coordinate with the City of Warwick Landscape Project Coordinator, prior to the development of the landscape plan, which shall include, but not be limited to, identification of valuable trees, tree preservation and protection, and preservation of existing trees and vegetation within the 100 foot Riverbank Wetland.