

**Meeting Notice  
City of Warwick  
Planning Board**

**Date: Wednesday, August 4, 2004**

**Time: 7:00 p.m.**

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

**Review and acceptance of June 2004 meeting minutes**

**Public Meeting**

**Minor Subdivision for Preliminary Approval**

**Cedar Hill Farm**

**Applicant: Andrew Catanzaro, Robert Catanzaro and Marjorie  
Catanzaro**

**Location: 316 Love Lane**

**Assessor's Plat: 222**

**Lot(s): 1 & 42**

**Zoning District: Residential A-40**

**Land Area: 24.37 Acres**

**Number of lots: 5**

**Engineer: Ocean State Planners**

**Ward: 9**

**The applicant is requesting Preliminary Approval of a Minor Subdivision to subdivide two lots totaling 24.37 acres to create five conforming lots, one lot with an existing residence and four new lots for development on an existing street 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, and:**

**5) That the proposed subdivision 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 final plans shall include accommodations to be approved by the City Engineer including, but not limited to, subsurface leaching systems such drywells, galley systems, and/or site grading designed to prevent storm water runoff onto Love Lane and/or abutting properties.**

**2) That the final plans shall include a singular construction access point designed to service the four new lots from the rear because of the narrow roadway configuration and public safety concerns related to traffic circulation, as well as, to provide for tree protection along**

**Love Lane.**

**3) That the developer shall install drip-line tree protection to be inspected by the City's Landscape Project Coordinator prior to the issuance of a building permit.**

**4) That street trees shall be installed in by the developer in accordance with Development Review Regulations Section D.2.3 "Landscaping, Trees and Appurtenances," upon completion of construction.**

## **Public Hearing**

### **Major Subdivision on an Existing Street**

#### **Beacon Press Plat**

**Applicant: Beacon Press Corporation**

**Location: 50 Gilbane Street and 132 Meadow Street**

**Assessor's Plat: 244**

**Lot(s): 211, 217 & 232**

**Zoning District: Light Industrial**

**Land Area: 46,218 square feet**

**Number of lots: 3**

**Engineer: Alpha Associates**

**Ward: 7**

**The applicant proposes to reconfigure one nonconforming lot and two conforming lots totaling 46,218 square feet to create two new lots; each lot containing existing structures and having less than the required parking, landscaping, and setbacks in a Light Industrial 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 relief to have two lots with existing structures having less than the required parking and parking setbacks, front, side and rear building setbacks and less than the required landscaping.**
- 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**

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

**1) That the applicant shall apply to the Zoning Board of Review for the appropriate zoning relief.**

**2) That the final plan shall include monuments in accordance with a Class I Survey and the City of Warwick Development Review Regulations standards.**

### **Public Hearing**

#### **Major Subdivision on an Existing Street**

#### **West View Street**

**Applicant: Richard Edwards**

**Location: Pole #3 Westview Street**

**Assessor's Plat: 377**

**Lot(s): 60 & 61**

**Zoning District: Residential A-7**

**Land Area: 14,192 Square Feet**

**Number of lots: 1**

**Engineer: Ocean State Planners, Inc.**

**Ward: 5**

**The applicant is requesting preliminary approval to merge two lots totaling 14,192 square feet to create one new nonconforming lot for development with less than the required frontage on an accepted city 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, 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 relief (petition #8977) to have a dwelling on a lot with less than the required frontage on an accepted city street.**

**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 does not possess adequate and permanent access to a public street.**

### **Planning Department Recommendation**

**The Planning Department recommendation is to grant a combined preliminary/final approval.**

### **Public Hearing**

### **Major Subdivision on an Existing Street for Master Plan Approval**

### **Rotondo – Adrian Plat**

**Applicant: Desiree Perry and James E. Feeney III**

**Location: 117 Adrian Street**

**Assessor's Plat: 343**

**Lot(s): 379**

**Zoning District: Residential A-7**

**Land Area: 15,659 Square Feet**

**Number of lots: 2**

**Engineer: ALPHA Associates**

**Ward: 3**

**The applicant is requesting preliminary approval to subdivide one conforming lot to create two new lots, one conforming lot with an existing residence and one new lot for development on an existing street in a Residential A-7 zoning district.**

### **Planning Department Finding**

**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 subdivision possesses adequate and permanent access to a public street.**

### **Planning Department Recommendation**

**Planning Department recommendation is to grant a combined preliminary/final approval with the following stipulations.**

**1) That the final plan shall include offsets from the proposed building to the property lines.**

**2) That the final plan shall include provisions for the collection and infiltration of roof drainage into a subsurface drainage system.**

**3) That the final plan shall include a restriction noted on the plan stating:**

**“No building permit shall be issued until sewers are available.”**

**4) That the deeds for the new lots shall contain a provision that both properties shall connect to the Warwick Sewer System when**

available.

## **Public Hearing**

### **Major Land Development Project Preliminary Approval**

#### **Forest Ponds Condominiums**

**Applicant: Horizon Builders LLC.**

**Location: Gulf and Turner Streets**

**Assessor's Plat: 348**

**Lot(s): 599 - 618, 623 - 632, 681, 683 - 698 & 738 - 743**

**Zoning District: Planned District Residential (PDR) A-7 Multi-family**

**Land Area: 9.2 Acres**

**Number of lots: NA**

**Engineer: Crossman Engineering**

**Ward: 3**

**The applicant is requesting preliminary approval of a Major Land Development to merge 54 lots and two abandoned streets to allow for development of a 42-unit condominium complex in a Planned District Residential (PDR) 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 City Council Zone Change PCO-8-03.**

**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**

**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 documentation shall be provided that the Turner Street Condominium Association is aware that the existing subsurface drainage system servicing its property is to be replicated and that maintenance of the proposed new system will continue to be the responsibility of the Association.**

**2) That the existing overflow pipe from the drywell collecting the Turner Street Condominium storm-water rooftop runoff shall be connected to the proposed new infiltration system #4.**

**3) That full construction details of the proposed bridge (wetlands crossing) shall be submitted for Department of Public Works review and approval prior to final approval.**

**4) That the two proposed water tap and sleeves shall be coordinated and/or completed by the Warwick Water Division.**

**5) That the two proposed water connections shall be metered with a pre-cast pit acceptable to the Warwick Water Division and that a double check detector shall be required on the 6" water line at the meter pit directly after the water meter.**

**6) That all buildings shall have appropriate backflow devices as specified by the plumbing code.**

**7) That all new hydrants will be classified as private and shall be maintained by the condominium homeowners association.**

**8) That a final landscape plan drawn and stamped by a Rhode Island Licensed Landscape Architect which shall include tree preservation along the abutting wetland areas and Turner Street, a “drip-line tree protection” detail and a notation that all tree protection shall be installed by the developer and approved by the City’s Landscape Project Coordinator prior to the issuance of a building permit shall be required prior to final approval.**

**9) That the Condominium Association shall be responsible for maintenance of all drainage systems and internal roadways.**

**10) That all utilities shall be underground.**

## **Public Hearing**

### **Major Land Development Project**

#### **Wilkinson Plat**

**Applicant: Brian Wilkinson**

**Location: 1860 & 1863 West Shore Road**

**Assessor’s Plat: 352**

**Lot(s): 13**

**Zoning District: Residential A-10**

**Land Area: 31,054 Square Feet**

**Number of lots: NA**

**Engineer: Peter Cipolla, PLS**

**Ward: 5**

**The applicant is requesting Master Plan Approval to construct a second two-family dwelling on a 31,054 square foot lot with less than the required land area, lot frontage, lot width and side yard setback in a Residential A-10 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 relief to have four residential dwelling units on a lot with less than the required land area, lot frontage, lot width and side yard setback.**

**The property contains sufficient overall land area (31,054 s.f.) to**

accommodate the four dwelling units. However, the adjacent wetlands and associated perimeter wetlands reduces the buildable area to 18,183 s.f. thereby reducing the allowable density to three units.

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**

The Planning Department recommendation is to grant Master Plan approval for three residential dwelling units with the following stipulations:

1) That the applicant shall receive relief for from the City's Zoning Board of Review for less than the required frontage and lot width.

2) That the developer shall relocate the proposed new structure to

**meet the required 25 foot side setback.**

**3) That a landscape plan drawn and stamped by a Rhode Island Licensed Landscape Architect which shall include “drip-line tree protection” to be installed around all existing trees along the side lots lines, buffers consisting of evergreen screening and shrubs along each side of the proposed parking area and a ten foot landscaped buffer along West Shore Road shall be approved by the City’s Landscape Project Coordinator prior to preliminary approval.**

## **Public Meeting**

## **Major Land Development Project Master Plan Approval and Recommendation for a Zone Change**

### **Heritage Court Condominiums**

**Applicant: Heritage Properties, LLC**

**Location: 3238, 3246, 3260 & 3266 West Shore Road**

**Assessor’s Plat: 364**

**Lot(s): 198, 200 & 210**

**Zoning District: Residential A-7 change to Planned District**

**Residential (PDR) A-7**

**Land Area: 4.02 Acres**

**Number of lots: NA**

**Engineer: Ocean State Planners. Inc.**

**Ward: 7**

**The applicant is requesting Master Plan Approval and a Recommendation for a Zone Change to construct a 44-unit multi-family residential condominium complex.**

**Planning Department Findings for the Major Land Development Project**

**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, and:**

**The developer’s traffic analysis purports Levels of Service (LOS) “E” and “F” for the proposed northbound driveway approach at the AM/PM peak hours. This LOS is an unacceptable condition for a proposed new development and constitutes an unmitigated negative impact in direct conflict with Development Review Regulations Article 1 Section 1.1.1 c. “Purposes” which reads**

**“Protect existing...built environments and mitigate the significant impacts of proposed development on those environments.”**

**The proposed development is also in conflict with Section 1.1.1 e. “Purposes” and Section D.1.5 “Compatibility” which state:**

**1.1.1 e. “Promote...land development designs that are well-integrated into surrounding neighborhoods, and concentrate development in areas that can best support intensive use because of natural characteristics and existing infrastructure.”**

**D.1.5 “New developments must be considered in relation to their compatibility to existing conditions in any given area.” “As these undeveloped areas are subdivided [developed], they should be compatible with existing areas in order to preserve property values in the existing developments and to insure that social organization of neighborhoods area advanced.”**

**The proposed development is not compatible with the surrounding land-use patterns. The proposed development is a 44-unit high density multi-family residential condominium in an area where the majority of the surrounding residential development within the radius area consists of single-family dwellings on medium to large lots.**

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

**This proposed high density 44 unit multi-family development is in direct conflict with the following sections of the Comprehensive Plan Land Use Element:**

**Page 46 d. “West Shore Road - Wilde’s Corner to Post Road in**

**Apponaug” describes this end of West Shore Road as “essentially residential” with “much of the residential development characterized by attractive and well-maintained homes and some at low densities.”**

**Land Use Element Residential Recommendation b. on page 94 reads:**

**“Promote residential densities that are compatible with existing uses and densities...”**

**The proposal is a 44 unit high density multi-family development proposed in an area described primarily as single-family homes on medium to low density lots.**

**Land Use Element page 98, 4. “Major Arterials West Shore Road (Wilde’s Corner to Post Road in Apponaug)” reads:**

**“Protect the Tuscatucket Brook by prohibiting incompatible use and density on adjacent sites.”**

**This proposed development is in conflict with the above mentioned land use policy in that it is proposing a high density 44-unit multi-family development directly adjacent to the Tuscatucket Brook wetland complex an area more suited to a medium density single family residential development.**

**The Transportation and Circulation Element describes traffic as “a function of land use” and states that “traffic congestion can be caused by the density of development and the types of land use activities that occur. If density of development is too intense and the transportation system that services the use is in some way limited then traffic congestion is likely.**

**The Transportation and Circulation Element recommends that the City:**

**“Carefully control development densities and the intensity of land use activities through zoning...and require traffic impact studies for all new major development.”**

**The developer did provide a traffic analysis which presents Levels of Service (LOS) “E” and “F” for the proposed northbound driveway approach at the AM/PM peak hours. This LOS is directly related to the type of development and the proposed density and is an undesirable and unacceptable byproduct of the proposed development.**

**2) Not in compliance with the standards and provisions of the City’s Zoning Ordinance, therefore, requiring a City Council Zone Change to Planned District Residential (PDR) A-7.**

**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 deny Master Plan approval.**

### **Planning Department Findings for the requested Zoning Amendment**

**The Planning Department finds this proposal not 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 Transportation and Circulation Element. The Planning Department also finds the proposed zoning amendment not to be generally consistent with the following purposes of the City's Zoning Ordinance as presented in Section 100 "Title and Purpose":**

**103.1 Does not promote the public health, safety, and general welfare of the City.**

**103.2 Does not provide for a range of uses and intensities of use appropriate to the character of the city and reflects current and future needs.**

**103.3 Does not provide for orderly growth and development, which recognizes:**

**(A) The goals and patterns of land use contained in the Comprehensive Plan of the City.**

**(B) The natural characteristics of the land, including its suitability for use based on soil characteristics and topography.**

**(C) The need to shape and balance the urban and suburban development.**

**(E) The availability and capacity of existing and planned public and/or private facilities**

**(F) The need to shape and balance urban and suburban development.**

**103.7 Does not provide for the protection of public investment in transportation.**

**103.10 Does not promote a high level of quality in design in the development of private and public facilities.**

**103.11 Does not promote implementation of the Warwick Comprehensive Community Plan, as amended.**

## **Bond Reduction**

### **Love Lane Estates #6**

**Current bond totals \$500.00**

**Amount to be released \$500.00**

**Full Release**

## **Administrative Subdivisions**

**Call & Savings Street Plat: 340 Lots: 326 – 328**

**Lakedell Drive Plat: 203 Lots: 286 & 287**

**Ferri - Samuel Gorton Plat Plat: 356 Lots: 17 & 18**

**Powhatan Drive & Suburban Parkway Plat: 375 Lots: 393 – 395**

**Re-plat of Posneganset Lake Plat Plat: 300 Lots: 200, 202, 204 & 206**

**Melrose Avenue Plat: 379 Lots: 189, 191 & 192**