

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, August 3, 2005

Time: 7:00 p.m.

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

Review and acceptance of June 2005 meeting minutes.

Public Meeting

Minor Subdivision

Dark Entry Estates

**Location: 299 Major Potter Road
Assessor's Plat: 223, Lot 11
Applicant: Cynthia Baute, Trustee
Zoned: A-40 (Residential)
Area: 6.21 acres**

Ward: 9

Engineer: Commonwealth Engineering

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 on an existing street.

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 and permanent access to a public street.

Planning Department Recommendation

The Planning Department 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 include a drip-line tree protection detail and shall locate those trees outside the building setback line along the westerly property line abutting Larchwood Drive to be protected during the development of new lot 1.

Public Meeting

Minor Subdivision

Mulligan Creek West

Applicant: Alfred Mulligan & Kathleen Leonard

Location: Coburn Street

Assessor's Plat: 376

Lot(s): 65, 74, 75 & 78

Zoning District: Residential A-7

Land Area: 36,207 square feet

Number of lots: 4

Engineer: John W. Greene, PLS

Ward: 6

The applicant proposes to subdivide four lots totaling 36,207 square feet to create four new lots, two lots with existing dwellings and two new lots for development on an existing 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.**
- 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 and permanent access to a public street.

Planning Department Recommendation

The 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 development shall conform to the alternate layout plan which confines all proposed grading on proposed new lot 3.

2) That the bottom floor elevation of the proposed new dwellings shall be a minimum of three feet above the maximum high ground water elevation.

3) That the roof drains shall be collected and infiltrated into drywells or similar system.

4) That the curb stops shall be a minimum $\frac{3}{4}$ " and any unused service shall be cut off at the main.

5) That prior to the issuance of a building permit the developer shall obtain approval from the City Landscape Project Coordinator for removal of trees within the City of Warwick Right of Way (ROW).

6) That the developer shall install one street tree per lot within the City of Warwick Right of Way (ROW).

Public Meeting

Minor Subdivision

Rosen Plat

Applicant: Desmar Construction

Location: 117 Gray Street

Assessor's Plat: 377

Lot(s): 342

Zoning District: Residential A-10

Land Area: 21,534 square feet

Number of lots: 2

Engineer: Alpha Associates, LTD

Ward: 5

The applicant proposes to subdivide three record lots totaling 21,534 square feet to create two new lots, one lot with an existing dwelling and one new lot for development on an existing street 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) 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 and permanent access to a public street.**

Planning Department Recommendation

The 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 four of the five Norway Maples located within the City**

right-of-way along Clifton with the exception of the tree located in the area of the proposed driveway shall remain and be protected with tree drip-line protection during construction.

2) That the developer shall plant one new street tree along Gray Street, species and location to be determined by the City's Landscape Project Coordinator prior to commencement of construction.

Public Hearing

**Major Land Development Project
Recommendation for a Zone Change**

Waverly Place

Location: Waverly St. & West Shore Rd.

Assessor's Plat: 333; Lot 237, 239-245, & 261

Applicant: Hugh Fisher

Zoned: General Business & A-7 (Residential)

Proposed Zone: A-7 Planned District Residential

Area: 1.33 acres

Ward: 4

Engineer: DiPrete Engineering Associates, Inc.

The applicant is requesting Master Plan approval and a recommendation for a zone change from General Business and

Residential A-7 to Planned District Residential (PDR) A-7 to merge nine lots for the development of a 14-unit condominium complex.

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 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.**
- 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 Warwick City Council shall approve the requested zone change from General Business and Residential A-7 to Planned District Residential (PDR) A-7 with less than the required front setback from West Shore Road and Waverly Street..

2) That the Development shall require 2.5 parking spaces per dwelling unit in order to provide sufficient visitor parking and to avoid on street parking along West Shore Road and Waverly Street.

3) That all construction shall be in compliance with National Flood Insurance Program (NFIP) for the 100-year flood plane.

4) That the preliminary site plan shall indicate all existing and proposed utilities and existing grading on the abutting property to the west.

5) That the preliminary site plan shall indicate spot grade elevations in order to present existing drainage patterns including elevations at 25' intervals along the easterly property line and along the westerly edge of pavement of Waverly Street.

6) That the developer shall provide a storm-water management plan consisting of underground infiltration which provides for “zero net runoff” as a minimum standard in conformance with all State and City requirements.

7) That the developer shall provide the Warwick Sewer Authority (WSA) with a sewer capacity analysis performed and stamped by a Professional Engineer (PE) presenting projected flows prior to preliminary approval.

8) That the water connection shall be serviced through an existing water line along Waverly Street which shall include a master meter pit with appropriate back flow devices.

9) That a fire hydrant shall be installed along Waverly Street approximately 80 feet from West Shore Road.

10) That a landscape plan designed and signed by a Rhode Island Licensed Landscape Architect shall be approved by the City’s Landscape Project Coordinator prior to preliminary approval.

11) That all state permits including, but not limited to, a RIDEM Wetlands Permit and Underground Injection Control (UIC) permit and a RIDOT, Physical Alteration Permit (PAP) shall be required prior to

preliminary approval.

Planning Department Findings for the Requested Zoning Changed

The Planning Department finds this proposal to be in compliance with the City's Comprehensive Plan including the Goals and Policies Statement, the Implementation Program, the Land Use Element and Housing 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 Provided 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.

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

(C) The values and dynamic nature of freshwater ponds and freshwater wetlands.

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

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

103.8 Promote a balance of housing choices, for all income levels and groups.

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.

Planning Department Recommendation for the Zone Change

Planning Department recommends favorable action to the Warwick City Council for a Zone Change from General Business and Residential A-7 to Planned District Residential (PDR) A-7 with less than the required front setback from West Shore Road and Waverly

Street.

Public Hearing

Major Subdivision

Broomfield Plat

Applicant: Michael Broomfield

Location: 44 Juniper Avenue

Assessor's Plat: 367

Lot(s): 142 & 588

Zoning District: Residential A-7 and A-15

Land Area: 38,100 Acres

Number of lots: 3

Engineer: David Gardner & Associates Inc.

Ward: 7

The applicant is requesting a combined preliminary/final approval of a Major Subdivision to subdivide two abutting lots to create four lots; three new conforming lots for development and one nonconforming 19,594 square foot lot with an existing structure and having less than the required frontage on an improved City street and less than the required rear setback in a Residential A-7/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, having received a Zoning Board of Review variance Petition # 8851 from Zoning Ordinance Section 304.6 “Public street access.”

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 constrains to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant a preliminary

approval with final approval to be through the Administrative Officer with the following stipulations:

1) That the water lateral to the proposed dwelling on lot 2 must be relabeled.

2) That all trees located on City property shall be protected during construction.

Public Meeting

Major Subdivision

Gomes Plat

Applicant: Harold & Arlene Gomes

Location: Madison and Roosevelt Streets

Assessor's Plat: 293

Lot(s): 791 through 793, 800 and 830 through 805

Zoning District: Residential A-7

Land Area: 28,800 Square Feet

Number of lots: 4

Engineer: Cataldo Engineering

Ward: 1

The applicant is requesting a combined preliminary/final approval to

subdivide seven lots to create four lots, three new lots for development with less than the required wetlands setback and one lot with an existing dwelling on an existing 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 a Zoning Board of Review variance Petition # 9138 to construct a dwelling with less than the required wetlands 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 subdivision possesses adequate and permanent**

access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon satisfactory review of the final plan by the City Engineer.

Public Hearing

Major Land Development Project/Subdivision

Toll Gate Road Residential Condominiums

Applicant: Charles Abosamra

Location: 1033 - 1045 Toll Gate Road

Assessor's Plat: 261

Lot(s): 17 & 18

Zoning District: Residential A-7

Land Area: 42,053 Square Feet

Number of lots: NA

Engineer: Ocean State Planners, Inc.

Ward: 8

The applicant is requesting preliminary approval to merge two lots

with an existing duplex and an existing single family dwelling with less than the required front and side setbacks and to construct five additional dwelling units for a total of eight residential condominium units on a 42,053 square foot lot on an existing 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 approval Petition # 9107 to have eight residential condominium units with less than the required front and side 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, 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 preliminary approval with the following stipulations:

1) That the final plans shall include a notation that the Design Engineer shall submit an “as-built plan” and certification that the construction is in compliance with the design plan for all elements of the storm water drainage system.

2) That the final plans shall include a note that sediment removal shall be performed one year after the issuance of a Certificate of Occupancy and a report of the results shall be submitted to the City Engineer.

3) That the proposed cultic inspection ports shall be depicted on the final plan.

4) That the existing cesspools shall be abandoned/removed in accordance with all federal, state and local regulations.

5) That all fire lanes shall be posted in accordance with the Warwick

Fire Lane Ordinance.

Public Hearing

Major Land Development Project

Vineyard Road

Applicant: Timothy Packhem

Location: 166 Vineyard Road

Assessor's Plat: 351

Lot(s): 223

Zoning District: Residential A-7

Land Area: 11,331 square feet

Number of lots: NA

Engineer: David Gardner & Associates, Inc.

Ward: 5

The applicant is requesting a combined preliminary/final approval of a Major Land Development Project to construct an In-law Apartment with a separate entrance and less than the required front yard 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 #9191 to have an In-law Apartment with a separate entrance and less than the required front yard 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 and permanent access to a public street.**

Planning Department Recommendation

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

Public Hearing

Major Land Develop Project for Preliminary Approval

Pontiac Mills Phase II

Applicant: Gillespie and Company Inc.

Location: 334 Knight Street

Assessor's Plat: 274

Lot(s): 180, 182 and 204

Zoning District: Office Planned Unit Development (PUD)

Land Area: 17.35 Acres

Number of lots: NA

Engineer: Crossman Engineering, Inc.

Ward: 8

The applicant is requesting preliminary approval of Phase II to establish a mixed use development which includes the rehabilitation of existing mill buildings for residential use, retail shops, restaurants and hospitality.

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 PCO 73-2000, as 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 subdivision possesses adequate and permanent access to a public street.**

Planning Department Recommendation

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

- 1) That the boundary survey shall be stamped by a Professional Land Surveyor.**

2) That the design engineer shall verify that 3-inches of pavement is sufficient for the landfill cap and provide details of the geomembrane liner to be used as a landfill cap.

3) That the developer shall cut and cap any existing water services not utilized in Phase I & Phase II of the project.

4) That the developer shall provide a sewer capacity analysis addressing any downstream sewer issues to the satisfaction of the Warwick Sewer Authority prior to final approval.

5) That final number and location of fire hydrants shall be approved by the Warwick Fire Marshal's Office prior to final approval.

6) That the City's Landscape Project Coordinator shall approve the final landscape plan prior to final approval.

7) That the developer shall provide an updated Rhode Island Department of Environmental Management (RIDEM) Remedial Action Work Plan (RAWP) prior to final approval.

Public Informational Meeting

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

Woodfield Farm

Applicant: Woodfield Farm, L.L.C.

Location: Toll Gate Road

Assessor's Plat: 247

Lot(s): 20

Zoning District: Office with a zone change to Planned District Residential (PDR) A-7

Land Area: 9.8 Acres

Number of lots: NA

Engineer: Thalmann Engineering, Inc.

Ward: 8

The applicant is requesting Master Plan Approval and a recommendation for a Zone Change to Planned District Residential (PDR) A-7 in order to construct an 85-unit multi-family residential development.

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 a City Council Zone change to a 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 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 Warwick City Council shall approve the requested zone change from Office to Planned District Residential (PDR) A-7.

2) That the parking calculation for the residential development shall

be 2.5 parking spaces per dwelling unit in order to provide sufficient visitor parking.

3) That prior to preliminary approval a full “net flow” sewer capacity analysis shall be performed and certified by a licensed professional engineer (PE) to be selected by the Warwick Sewer Authority and paid for directly by the developer which shall demonstrate that the “net flow” anticipated from the proposed project can be accommodated by the Warwick Sewer System.

4) That a landscape plan designed and signed by a Rhode Island Licensed Landscape Architect which shall meet all of the City’s design requirements and shall include provisions for safe pedestrian and bicycle access shall be approved by the City’s Landscape Project Coordinator, prior to preliminary approval.

5) That in the event of any blasting associated with the project that the developer shall submit a bond payable to the City of Warwick Public Works Department and provide proof of insurance sufficient to remedy any potential damage to surrounding property.

6) That all state permits including, but not limited to, a RIDEM, Underground Injection Control (UIC) and a RIDOT, Physical Alteration Permit (PAP), shall be required prior to preliminary approval.

Planning Department Findings for the requested Zoning Changed

The Planning Department finds this proposal 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 Housing 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 Provided 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.

(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 the urban and suburban development.

103.8 Promote a balance of housing choices, for all income levels and groups.

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.

Planning Department Recommendation for the Zone Change

Planning Department recommends favorable action to the Warwick City Council for a zone change with all of the stipulations recommended for Master Plan approval.

Administrative Subdivisions

Clinton Avenue and Harper Street Plat: 367 Lots: 487 & 544