

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday May 14, 2008

Time: 6:00 p.m.

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

Review and acceptance of April 2008 meeting minutes.

Public hearing

Major Subdivision

Faria Viewesta Road

Applicant: Alberto Faria

Location: 257 Nausauket Road and Viewesta Road

Assessor's Plat: 367

Lot(s): 550

Zoning District: Residential A-7

Land Area: 39,618 square feet

Number of lots: 3

Engineer: NRC Associates

Ward: 7

The applicant is requesting preliminary approval to subdivide one lot to create three lots, one conforming lot with an existing dwelling and two new lots for development with less than the required lot width on a new street in a Residential A-7 Zoning District.

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 variance (Petition # 9521) from the Zoning Board of Review to have two lots with less than the required 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.

5) That the proposed development possesses adequate 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 existing dwelling and the proposed new dwellings shall be connected to the Warwick Sewer System.

2) That the applicant shall pay the Warwick Sewer Authority for installation of the proposed sewer extension prior to recording of the subdivision.

3) That the final plans shall be signed by a Registered Professional Land Surveyor and Professional Engineer.

4) That the final plan shall show an overflow for the proposed storm-drain system.

5) That the final plan shall include a note stating that the Design

Engineer shall submit an “As-Built” plan and Certificate of Conformance on all elements of the storm drainage system and that the “As-Built” plan and Certificate of Conformance shall be approved by the City Engineer prior to issuance of a Certificate of Occupancy.

6) That the final plan shall include a note that the contractor shall obtain a City of Warwick Soil Erosion and Sediment Control permit from the Building Department prior to commencement of any construction activities.

Public Informational Meeting

Major Subdivision

5 Bay View Avenue

Applicant: John Thomas & Nancy Gaucher-Thomas

Location: 5 Bay View Avenue

Assessor’s Plat: 221

Lot(s): 22

Zoning District: Residential A-15

Land Area: 38,343 square feet

Number of lots: 2

Engineer: Louis Federici Associates, PLS.

Ward: 9

The applicant is requesting Master Plan approval to subdivide one 38,343 square foot lot to create two lots; one lot having an existing dwelling and one new nonconforming lot for development in a Residential A-15 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, and:

- 1) Not consistent with the Comprehensive Community Plan. The subdivision proposes to create a nonconforming lot for development with freshwater wetlands existing on the parcel.**

- 2) Not in compliance with the standards and provisions of the City’s Zoning Ordinance. The applicant is proposing the creation of a new lot for development with less than the required frontage and lot width.**

- 3) That there could potentially be environmental impacts from the proposed development due to existing wetlands on the proposed new lot.**

- 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 deny the Master Plan.

Public Hearing

Minor Subdivision

Re-plat of Ridgeway Terrace Extension

Applicant: Marjorie Rosenfeld & Alan Gregerman

for the estate of Jacqueline Gregerman

Location: Belfort Avenue

Assessor's Plat: 329

Lot's: 417, 418, 419, 420 & 421

Zoning District: Residential A-7

Land Area: 24,000 square feet

Number of Lots: 2

Engineer: Ocean State Planners, Inc.

Ward: 4

The applicant is requesting preliminary approval of a Minor Subdivision to subdivide five undersized, nonconforming, merged lots into two new conforming 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

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the stipulation that the applicant shall remove any remaining groundwater monitoring wells in accordance with Appendix 1 of RIDEM's Rules and Regulations for Groundwater Quality, and in compliance with the March 10, 2008 RIDEM "letter of no further action."

Public Hearing

Request for a Zone Change

Applicant: House of Hope Community Development Corporation

Location: 3188 Post Road

Assessor's Plat: 245

Assessor's Lot(s): 052

Zoning District: Office

Proposed Zoning: Office, with Planning Unit Development (PUD) overlay,

with variances.

The applicant has received Master Plan approval for a Major Land Development Project to convert an existing dwelling to an office use

and establish a total of five (5) residential units on a lot with less than required front and side yard setbacks, frontage, lot width and lot area, less than required parking, driveway width, parking lot setback, less than required setback between structures and between parking/driveway and structures, less than required landscape buffer and greater than allowed office gross floor area.

The applicant received an extension of the Master Plan approval, which will now expire on November 3, 2008.

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 Land Use Element and the Economic Development 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 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.

B) The natural characteristics of the land, including its suitability for use based on the 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 urban and suburban development.

G) The use of innovative development regulations and techniques.

103.5 Provide for the protection of the natural, historic, cultural, and scenic character of the city or areas therein.

103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing, including opportunities for the establishment of low and moderate income housing.

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 with the following stipulations:

1) 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.

2) That all State permits including, but not limited to, RI DOT Physical Alteration Permit (PAP) and RI DEM Underground Injection Control (UIC) shall be obtained prior to Preliminary Approval.

3) That the project engineer shall consult with the Warwick Fire Department regarding fire apparatus access to and within the site.

4) That the project engineer shall provide to the Warwick Sewer Authority existing flows and projected flows, as well as any other pretreatment requirements.

5) That the installation of the new water line must be coordinated with the Kent County Water Authority and the Warwick Water Division.

Street Abandonment

Portion of Access Road

Petitioner:

New England Institute of Technology

Location: Assessors Plats: 279 and 280; See attached map.

Ward: 3

Reason for Abandonment: That the Petitioner is proposing to abandon a portion of Access Road in order to construct a cul-de-sac at the terminus of Access Road to improve vehicular safety through the intersection and access to existing buildings as recommended in the traffic study prepared for a Major Land Development Project heard and approved by the Warwick Planning on April 7, 2004.

Recommendation: There are existing utilities currently contained within the Access Road right-of-way (ROW) and the Warwick Sewer Authority, Water Division and Public Works Department require that the City maintain the utility easements on the property in order to provide continued access to the existing water, sewer and drainage lines.

The Planning Department recommends the Planning Board forward a positive recommendation for the requested street abandonment with the stipulation that the City of Warwick maintain a utility easement within the existing ROW and that an Administrative Subdivision be recorded merging the property.

Administrative Subdivisions

Greenwich Bay Marina Plat: 366 Lots: 004

Barrow – Leroy Avenue Plat Plat: 377 Lots: 223, 224 & 225