

**Meeting Notice**  
**City of Warwick**  
**Planning Board**

**Date: Wednesday, December 10, 2008**

**Time: 6:00 p.m.**

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

**Review and acceptance of October 2008 meeting minutes.**

**Public Meeting**

**Minor Subdivision**

**Samantha Guadagni Plat**

**Applicant: John T. Guadagni**

**Location: 115 Eton Avenue**

**Assessor's Plat: 317**

**Lot(s): 59, 60 & 61**

**Zoning District: Residential A-7**

**Land Area: 19,898 square feet**

**Number of lots: 2**

**Engineer: MLC Surveying Inc.**

**Ward: 4**

**The applicant is requesting a combined preliminary/final approval of a minor subdivision to divide four record lots with an existing dwelling to create two new record lots, one lot with an existing dwelling having less than the required front yard setback and one new lot 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:**

- 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 a combined preliminary/final approval.

### **Public Meeting**

### **Minor Subdivision**

**Applicant: Pontiac Free Library Associates**

**Location: Corner of Greenwich Avenue & Greble Street**

**Assessor's Plat: 273**

**Lot(s): 368**

**Zoning District: Residential A-7**

**Land Area: 22,181 square feet**

**Number of lots: 2**

**Engineer: MJF Engineering Associates**

**Ward: 8**

**The applicant is requesting preliminary approval of a minor subdivision to divide one lot into 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:**

- 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 a combined preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:**

**1. That the developer shall contact the City's Landscape Project Coordinator to determine which trees shall be preserved and protected prior to construction.**

**2. That a six foot stockade fence and screening shall be installed along the westerly property line of each new lot abutting adjacent to the existing retaining wall.**

**3. That the developer shall meet with the WSA to discuss the sewer extension policy.**

**4. That new street trees shall be installed in accordance with the Warwick Development Review Regulations prior to a Certificate of Occupancy.**

**Public Meeting**

**Request for an Extension**

**Graydon Plat**

**Applicant: Carmel I. Cenami, Trust**

**Location: 126 Wentworth Avenue and Cady Avenue**

**Assessor's Plat: 355**

**Lot: 322**

**Zoning District: Residential A-7**

**Land Area: 28,354 Square feet**

**Number of lots: 1**

**Engineer: Flynn Surveys, Inc.**

**Ward: 5**

**The applicant is requesting a second extension of a master plan approval for a major land development project to merge three lots containing four residential dwelling units and to establish one additional dwelling unit in a building with less than the required side setback in a Residential A-7 Zoning District.**

### **Planning Department Findings**

**The Planning Department finds the following:**

**1. The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.**

**2. The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.**

**3. The Zoning Map designation for the subdivision has not changed since the time of the original application.**

**4. No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.**

### **Planning Department Recommendation**

**The Planning Department recommendation is to grant the requested extension to expire on November 3, 2009.**

### **Public Meeting**

### **Request for an Extension**

### **House of Hope**

**Applicant: House of Hope Community development Corporation**

**Location: 3188 Post Road**

**Assessor's Plat: 245**

**Lot: 52**

**Zoning District: Office Zone**

**Land Area: 27,771 Square feet**

**Number of lots: 1**

**Engineer: Casali & D'Amico Engineering**

**Ward: 7**

**The applicant is requesting a second extension of a master plan approval for a major land development project to convert an existing dwelling to an office building and to establish five residential dwelling units on a lot with less than the required land area, front setback, driveway width and less than the required parking in an Office Zoning District.**

### **Planning Department Findings**

**The Planning Department finds the following:**

**1. The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.**

**2. The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.**

**3. The Zoning Map designation for the subdivision has not changed since the time of the original application.**

**4. No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.**

### **Planning Department Recommendation**

**The Planning Department recommendation is to grant the requested extension to expire on November 3, 2009.**

### **Public Meeting**

### **Request for an Extension**

### **Amoroso Estate**

**Applicant: Walter and Margaret Amoroso**

**Location: 85 Rustic Way**

**Assessor's Plat: 364**

**Lot: 227 & 528**

**Zoning District: Residential A-7**

**Land Area: 2.37 Acres**

**Number of lots: 8**

**Engineer: Alpha Associates**

**Ward: 7**

**The applicant is requesting preliminary plan approval for a major Subdivision to divide two lots into eight new lots, one lot with an existing dwelling and seven new lots for development on a new street in a Residential A-7 zoning district.**

### **Planning Department Findings**

**The Planning Department finds the following:**

**1. The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.**

**2. The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.**

**3. The Zoning Map designation for the subdivision has not changed since the time of the original application.**

**4. No substantial change to the physical conditions of the subdivision**

or the neighboring property has occurred since the time of the original application.

### **Planning Department Recommendation**

The Planning Department recommendation is to grant the requested extension to expire on December 4, 2009.

### **Bond Reduction**

**Aurore Plat**

**Ethan Street**

**Current bond total \$30,879.00**

**Amount to be released \$30,879.00**

**Full Release**

### **Administrative Subdivisions**

**McKenna Plat**

**Foster Street and Coldwell Street Plat: 334 Lots: 367 & 378**

**Stoppard – Teakwood Plat**

**Teakwood Drive Plat: 268 Lots: 7 & 501**