

**Meeting Notice  
City of Warwick  
Planning Board**

**Date: Wednesday, December 11, 2013**

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

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

**The following items will be heard by the City of Warwick Planning Board and a vote will be taken:**

**Public Informational Meeting**

**Major Land Development/Subdivision/Zone Change  
Master Plan**

**Pawtuxet by the Sea**

**Location: Narragansett Parkway, Naushon Avenue, and  
Canonchet Lane**

**(Scandia Avenue & Fairview Rd-Private)**

**Assessor's Plat:** 292  
**Assessor's Lots.** 187, 188, & 189  
**Applicant:** Centerville Builders, Inc.  
**Zoned:** A-7 & A-10 (Residential)  
**Proposed Zone:** A-7 (Residential & A-7 and A-10 (PDR)  
**Area:** 2.467 Acres  
**Ward:** 1  
**Engineer:** DiPrete Engineering

## **Background**

**The Applicant is requesting Master Plan Approval of a Major Land Development and Subdivision along with a recommendation for a Zone Change. The Applicant is proposing a phased development to reconfigure (3) three lots with a building formerly used as a store and 24 single family dwellings to create (6) six new lots, (5) five new conforming lots for the development of single family dwellings, and (1) one new lot for the development that will accommodate a (6) six-unit condominium complex with (6) six detached garage structures that contain accessory loft living space.**

**That Applicant is also requesting a recommendation to the City Council for Phase I the (6) six unit condominium complex with (6) six detached garage structures that contain accessory loft living space. The condominium complex shall be situated on a 59,985 square foot lot that is currently zoned A-7 and A-10 Residential. The Applicant**

**proposes to rezone the lot to A-7 and A-10 Planned District Residential (PDR) with the following City Council Zoning exemptions:**

- Less than required frontage, lot width, and front-yard and side-yard setbacks**
- Less than required landscaping and screening**
- Parking within 15' of a residence, parking and driveway within 10' of a property line**
- No direct access to a major street or highway**
- Less than required separation between buildings**
- Loft (living space) in an accessory building**
- Higher than allowed accessory building**
- Accessory building within the front yard setback**

**Phase II of the Project will be initiated when the Applicant receives the required Zone Change and exemptions from the City Council for Phase I. As part of Phase II, the Applicant will return to the Planning Board for Preliminary Approval for the subdivision that will create the (6) six lots, with (5) five of the lots to be for the development of the (5) five single family dwellings. The single family dwellings shall be situated on lots that are zoned A-7 Residential and meet or exceed the minimum requirements for the A-7 Residential zone.**

### **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 further finds:**

**1. That the proposed development is generally consistent with the Comprehensive Community Plan, being consistent with the existing neighborhood, having a large condo complex (Narragansett Village) across the street and single family dwellings within the 200’radius of the subject property.**

**2. That that Applicant is proposing a (2) two phase project. Phase I will consist of the Land Development and the City Council Zone Change for the development of the (6) six-unit condominium complex on (1) one lot and the Phase II will consist of the subdivision of land for the development of the (5) five single family dwellings.**

**3. That the subject property is located along Narragansett Parkway, Naushon Avenue, Canonchet Lane, and private roadways Scandia Avenue and Fairview Road; and is identified as Assessor’s Plat: 292; Assessor’s Lots: 187, 188, & 189.**

**4. That the subject property consists of (3) three Tax Assessor’s lot totaling 2.467 acres and is zoned Residential A-7 and Residential A-10.**

**5. That the property currently consists of a building formerly used as a store built in 1930 and 24 “summer cottages” built between**

**1925-1940.**

**6. That several of the existing non-conforming structures that encroach onto the Naushon Avenue City Right of Way.**

**7. That several of the existing, non-conforming structures do not meet the City's 50 foot minimum setback from a coastal feature.**

**8. That based on the Planning Department's request, the Applicant held a community outreach meeting at City Hall on September 23, 2013 to present the plan, as well as, to gain feedback from the community.**

**9. That the Applicant and the Project's Engineer held a pre-submission meeting with Planning Staff and City Departments to review the proposed development and that the Applicant has made revisions to the original plan based on the departmental comments and community feedback.**

**10. That the Phase I, Land Development, as proposed, is not in compliance with the standards and provisions of the City's Zoning Ordinance, therefore, requiring a City Council Zone Change and exemptions for less than required frontage, lot width, and front-yard and side-yard setbacks, less than required landscaping and screening, parking within 15' of a residence, parking and driveway within 10' of a property line, no direct access to a major street or**

highway, less than required separation between buildings, loft (living space) in an accessory building, higher than allowed accessory building, and an accessory building within the front yard setback.

11. That Phase II, the (1) one lot subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance and the Land Development Regulations.

12. That the RI Historical Preservation and Heritage Commission has reviewed the project and determined that the demolition of the existing structures and the construction of new dwellings, will have no adverse effect on any significant cultural resources, above-ground or archaeological.

13. That Narragansett Parkway is part of the Metropolitan Park Commission's Regional Park System.

14. That the Applicant has received a RI-CRMC Preliminary Determination No. D2013-08-049, dated, November 22, 2013 which finds that the project, as proposed, will receive a favorable recommendation upon final application. The Applicant proposes a 37'.5" setback from the coastal feature (top of bank) and an additional 25' construction setback, as depicted on the Pawtuxet by the Sea Master Plan, dated October 2, 2013, last revision date November 14, 2013.

15. That the Applicant will install a stormwater treatment system that

**meets the 2010 RI Stormwater Installation and Design Manual, as required by the RICRMP.**

**16. That the parcel will have access to public water and sewer.**

**17. That there will be no significant negative environmental impacts from the proposed development, as per the RI-CRMC Preliminary Determination No. D2013-08-049, dated November 22, 2013.**

**18. 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.**

**19. That the proposed development possesses adequate access to a public street. The street known as Naushon Avenue is in disrepair.**

### **Planning Department Recommendations**

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

**1. That Phase I of the project shall receive City Council approval for a zone change from A-7 and A-10 Residential to A-10 Planned District Residential (PDR), (Not A7 and A-10 PDR, as requested by the Applicant) with exemptions for less than required frontage, lot width,**

**and front-yard and side-yard setbacks, less than required landscaping and screening, parking within 15' of a residence, parking and driveway within 10' of a property line, no direct access to a major street or highway, less than required separation between buildings, loft (living space) in an accessory building, higher than allowed accessory building, and an accessory building within the front yard setback.**

**2. That the Applicant shall submit a Preliminary Plan that shall comply with Section 3.02C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective April 1, 1994.**

**3. That the Applicant shall submit a Preliminary plan that shall include the following:**

- Total land area of the condominium parcel, as well as, the upland area**
- Flood zone delineation, shall be shown on the Land Development Plan and the Record Plat**

**4. That the Applicant shall coordinate with National Grid and the Administrative Officer to consider the removal of unnecessary utility poles on the Southside of Naushon Avenue, to the extent practicable, prior to Preliminary Approval.**

**5. That prior to Preliminary Approval, a Storm Water Management Plan shall be submitted in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010. This plan shall be subject to approval by the City Engineer and the RI-CRMP.**

**6. That prior to Preliminary Approval, the Applicant shall receive all required State and local permitting, including, but not limited to, CRMC and RIDOT-PAP and local PAP.**

**7. That Naushon Avenue shall be resurfaced with a minimum of 1.5-inches of pavement from the easterly gutter line of Narragansett Parkway northeast to the terminus of the existing travel way (approximately 420-feet). A minimum width of 26-feet shall be maintained to the proposed driveway of the proposed Condominium Complex parking area. The Applicant shall utilize a 6-inch key cut along existing paved areas and an 18-inch wide by 1.5-inch deep milled area along landscaped areas to maintain existing gutter line elevations. Newly paved areas shall require a 12-inch compacted gravel base, a 2-inch binder coarse and shall be covered by the 1.5-inch wearing coarse. The Applicant shall ensure smooth transitions between existing and new pavement, subject to approval by the City Engineer.**

**8. That all Monumentation shall be protected during all phases of construction. Any Monumentation that is disturbed or destroyed**

**shall be replaced by the Applicant.**

**9. That the loft space above the garage shall not be considered a separate unit and shall NOT be sold or rented or leased, as the said loft space shall be considered an accessory living space subordinate to the primary condo units. The condominium complex documents and the deeds shall specify verbiage regarding the aforementioned restrictions. The Applicant shall submit said documents and deeds for review by the Administrative Officer and City Solicitor, as part of the Preliminary Plan application.**

**10. That the Applicant shall submit a Preliminary Plan with a sewer plan detail, which at a minimum shall include, but not be limited to, sewer manhole rim elevations, slope of each pipe section, and type and size of proposed pipe.**

**11. That the project shall have backflow preventers installed during construction.**

**12. That air testing shall be required at a rate of 4.5 psi, manhole to manhole.**

**13. That the project shall be subject to a permit fee of \$150.00 per 100 linear feet of pipe installed.**

**14. That the project shall be subject to the Inflow-Infiltration**

## **Regulation.**

**15. That the Applicant shall coordinate with the City's Water Division regarding water services, prior to the submission for Preliminary Approval.**

**16. That, as part of the Preliminary Application, the Applicant shall include a Landscape Plan, drawn and stamped by RI Licensed Landscape Architect, which shall include at a minimum:**

- Temporary protective fencing along the CRMC Coastal Buffer**
- Include planting within the Coastal Buffer to remediate any previously impervious areas**
- Preserve and protect with drip-line tree protection healthy large mature shade trees outside of the building footprint.**
- Provide street trees along Narragansett Parkway, Naushon Avenue and the front and rear of the condominium complex, using RI native plant material.**
- Plantings along Narragansett Parkway shall respect the historic character of Narragansett Parkway (c. 1912-1927)**

**Request for a Zone Change**

**Recommendation**

**Phase I-Condominium Complex**

**Location: Narragansett Parkway, Naushon Avenue, and**

## **Canonchet Lane**

**(Scandia Avenue & Fairview Rd-Private)**

**Assessor's Plat: 292**  
**Assessor's Lots. 187, 188, & 189**  
**Applicant: Centerville Builders, Inc.**  
**Zoned: A-7 & A-10 (Residential)**  
**Proposed Zone: A-7 and A-10 (PDR)**  
**Area: 2.467 Acres**  
**Ward: 1**  
**Engineer: DiPrete Engineering**

**The Applicant is requesting a zone change recommendation for Phase I of the Land Development/Condominium Complex for a zone change from A-7 and A-10 Residential to A-7 and A-10 Planned District Residential (PDR), with exemptions for less than required frontage, lot width, and front-yard and side-yard setbacks, less than required landscaping and screening, parking within 15' of a residence, parking and driveway within 10' of a property line, no direct access to a major street or highway, less than required separation between buildings, loft (living space) in an accessory building, higher than allowed accessory building, and an accessory building within the front yard setback.**

### **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 proposed development is generally consistent with the Comprehensive Community Plan, being consistent with the existing neighborhood, having a large condo complex (Narragansett Village) across the street and single family dwellings within the 200’radius of the subject property.**

**2. In compliance with the City’s Comprehensive Plan and the principles as proposed in the Comprehensive Plan update, including the Goals and Policies Statement, the Land Use Element, the Open Space, Recreation, and Natural Resources Element and the Historic Preservation Element.**

**3. Not in compliance with the standards and provisions of the City’s Zoning Ordinance, therefore, requires exemptions for less than required frontage, lot width, and front-yard and side-yard setbacks, less than required landscaping and screening, parking within 15’ of a residence, parking and driveway within 10’ of a property line, no direct access to a major street or highway, less than required separation between buildings, loft (living space) in an accessory building, higher than allowed accessory building, and an accessory building within the front yard setback.**

**4. That the property currently consists of an existing store built in**

**1930 and 24 “summer cottages” built between 1925-1940.**

**5. That the existing non-conforming use has several structures that encroach onto the Naushon Avenue City Right of Way.**

**6. That the existing non-conforming use does not meet the City’s 50 foot minimum setback from a coastal feature.**

**7. That the RI Historical Preservation and Heritage Commission has reviewed the project and determined that the demolition of the existing structures and the construction of new dwellings, will have no adverse effect on any significant cultural resources, above-ground or archaeological.**

**8. That Narragansett Parkway is part of the Metropolitan Park Commission’s Regional Park System.**

**9. That the Applicant has received a RI-CRMC Preliminary Determination No. D2013-08-049, dated, November 22, 2013 which finds that the project, as proposed, will receive a favorable recommendation upon final application. The Applicant proposes a 37’.5” setback from the coastal feature (top of bank) and an additional 25’ construction setback, as depicted on the Pawtuxet by the Sea Master Plan, dated October 2, 2013, last revision date November 14, 2013.**

**10. That the Applicant will install a stormwater treatment system that meets the 2010 RI Stormwater Installation and Design Manual, as required by the RICRMP.**

**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 soil characteristics, topography, and susceptibility to surface (water) or groundwater pollution**

**C.) The values and dynamic nature of coastal and freshwater ponds, the shoreline, and freshwater and coastal wetlands**

**D.) The values of unique of valuable natural resources and features**

**103.5 Provide for the protection of the natural, history, 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.**

**The Planning Department recommends a favorable recommendation to the Warwick City Council for an amended zoning amendment from A-7 and A-10 Residential to A-10 Planned District Residential (PDR), (Not A7 and A-10 PDR as requested by the Applicant) with exemptions for less than required frontage, lot width, and front-yard and side-yard setbacks, less than required landscaping and screening, parking within 15' of a residence, parking and driveway within 10' of a property line, no direct access to a major street or highway, less than required separation between buildings, loft (living space) in an accessory building, higher than allowed accessory building, and an accessory building within the front yard setback, with the following stipulations:**

**1. That Naushon Avenue shall be resurfaced with a minimum of 1.5-inches of pavement from the easterly gutter line of Narragansett Parkway northeast to the terminus of the existing travel way (approximately 420-feet). A minimum width of 26-feet shall be**

**maintained to the proposed driveway of the Condominium Complex parking area. The Applicant shall utilize a 6-inch key cut along existing paved areas and an 18-inch wide by 1.5-inch deep milled area along landscaped areas to maintain existing gutter line elevations. Newly paved areas shall require a 12-inch compacted gravel base, a 2-inch binder coarse and shall be covered by the 1.5-inch wearing coarse. The Applicant shall ensure smooth transitions between existing and new pavement.**

**2. That the loft space above the garage shall not be considered a separate unit and shall NOT be sold or rented or leased, as the loft space shall be considered subordinate accessory living space to the primary condo units. The condominium complex documents and the deeds shall specify verbiage regarding the aforementioned restrictions. The Applicant shall submit said documents and deeds for review and approval by the Administrative Officer and City Solicitor, as part of the Preliminary Plan application.**

## **Public Hearing**

### **City of Warwick Comprehensive Plan and Future Land Use Map**

**The Planning Department is pleased to submit the new Comprehensive Plan and Future Land Use Map the City of Warwick titled, City of Warwick Comprehensive Plan 2013–2033, 21st Century**

**Warwick: City of Livable Neighborhood. (The Plan) The purpose of the public hearing is to review, discuss and consider approval of the new Comprehensive Plan as mandated and within the framework established by RIGL 45-22.2.**

## **The Process**

**The Planning Department with direction from the Comprehensive Plan Advisory Committee and assistance from Goody Clancy Consulting (Boston, Ma) began updating Warwick's Comprehensive Plan with a robust series of public outreach meetings covering a range of topics in May through July of 2011. These meetings were followed by citywide public meetings held from September through December of 2011. The outreach effort then included a public survey which was completed in the winter of 2012. Data collection, mapping and plan drafting ensued through Fall of 2012 with several reviews by the Advisory Committee. Multiple public open houses, workshops and advisory committee meetings were held through winter and spring of 2013 followed by two public workshops with the Planning Board in the Spring and Fall of 2013.**

**Specifically, the outreach and public participation included 9 ward based communities of place outreach meetings held throughout the City; seven (7) Advisory Committee Meetings; (2) citywide topical meetings covering the following topics: Green and Environmental Systems and Transportation and Circulation; (1) Business outreach**

meeting to the Warwick Rotary and an Economic Development Focus Group held at the NYLO Hotel with local business leaders. In an additional effort to further solicit public comment, the City Planning Department commissioned a public survey, with web based and hard copy options that resulted in 694 responses from local residents and businesses. The City also utilized a dedicated website [www.warwickcomprehensiveplan.com](http://www.warwickcomprehensiveplan.com); the City website, and utilized social media (Facebook and Twitter) to provide easy public access to documents, schedules and feedback.

The public outreach effort was concluded by hosting two public open houses to highlight and solicit additional comments on the draft chapters of the Plan and finally two public workshops with the Planning Board whereby members of the Planning Board and general public offered comments, corrections and suggested content addition.

The Plan has been reviewed by numerous organizations, Department Directors, staff and residents. Throughout the process, Planning Department staff, consultants and Advisory Committee members have had numerous individual and group discussions with residents and business owners regarding plan content.

With over 25 public outreach meetings over the last two years and distribution of plan content, and materials at the Warwick Public Library, the Pilgrim Senior Center, the Buttonwoods Community

**Center and via internet based electronic media, the Planning Department believes that this Plan truly represents the residents and businesses of the City of Warwick and has been thoroughly vetted by the individuals and businesses it represents.**

## **The Plan**

**The Plan before the Board has been drafted in accordance with new amendments to the Rhode Island Comprehensive Planning and Land Use Regulation Act (RIGL 45-22.2) (amended 2011). The amendments included: ten-year plan with a 20 year timeframe (previously was 5 year plan with 10 year vision); new GIS based mapping requirements; and new topical areas on sustainability, energy and implementation.**

**The Plan includes an Executive Summary and covers a broad range of topics in 13 chapters about current trends, the planning process, all aspects of community life that affect the way our City can develop in the future, and implementation actions. The chapters are organized into six parts, each of which begins with a summary of the contents of each part. The Plan can be read all the way through or selectively, according to the reader's interests. Citizens, government agencies, businesses, nonprofit institutions and others can choose specific topics relevant to their activities.**

**The new Plan utilizes a twenty (20) year planning timeframe in considering forecasts, goals, and policies and its key components**

include, but are not limited to: mapping, existing and future zoning/land use, housing, neighborhood/quality of life, historical, natural and cultural resources, open space/recreation, infrastructure, circulation/transportation, services and facilities, economic development, natural hazards, as well as, an implementation chapter. Specifically some of the Plan includes, but is not limited to 1) Promote mixed-use walkable neighborhood activity centers. 2) Continue efforts to make the Warwick Station District a new City Center and hub of economic growth. 3) Promote development strategies that preserve open space and limit land use conflict. 4) Transform historic village centers into hubs of mixed use development. 5) Create the Warwick Innovation District. 6) Retain the City's role as a regional retail center. 7) Enhance connectivity throughout the City. 8) Protect environment from adverse impacts on water and air quality. 9) Continue the efforts to include a signature public open space at Rocky Point. 10) Preserve and enhance the high quality of life in our neighborhoods. 11) Improve the City's resilience and sustainability 12) Establish Future Land Use and Zoning Map 13) Ensure high quality Urban Design.

## **Approval Process**

In accordance with newly instituted procedures recently issued by the State of Rhode Island Division of Planning (November 2013) the Plan will be forwarded to the Division of Planning for State approval prior to adoption by the Warwick City Council. The Planning

**Department intends to present the Plan in a public informational meeting format to the City Council and then return to the City Council for an advertised, final Public Hearing.**

## **Recommendation**

**The Planning Department recommends that the Warwick Planning Board:**

### **1. Vote to:**

**Adopt the new Comprehensive Plan for the City of Warwick titled City of Warwick Comprehensive Plan 2013–2033 21st Century Warwick: City of Livable Neighborhoods with the following stipulations:**

- Allow the Administrative Officer to the Planning Board to amend the title and date, add supplementary information, make minor non-substantive changes, correct inaccuracies, and make insignificant revisions, correct scrivener's errors and omissions, adjust formatting, add/update illustrations, photos, and mapping as needed prior to the Warwick City Council approval and;**
- Prior to submission to the Warwick City Council to allow the Administrative Officer to revise the Plan in accordance with Rhode Island Division of Planning review comments. The Administrative Officer shall report all comments and amendments as suggested**

**and/or required by the Rhode Island Division of Planning to the Planning Board.**

**2. Vote to:**

**Forward the City of Warwick Comprehensive Plan 2013–2033 21st Century Warwick: City of Livable Neighborhoods Plan to the Rhode Island Division of Planning for review and approval.**

**3. Vote to:**

**Recommend favorable action to the Warwick Council for adoption of the “the new Comprehensive Plan for the City of Warwick titled City of Warwick Comprehensive Plan 2013-2022: 21st Century Warwick, City of Livable Neighborhoods” with the following stipulations:**

- Allow the Administrative Officer to the Planning Board to amend title date, add supplementary information, make minor non-substantive changes, correct inaccuracies, and make insignificant revisions, correct scrivener’s errors and omissions, adjust formatting, add/update illustrations, photos, and mapping as needed prior to the Warwick City Council approval and;**

- Prior to submission to the Warwick City Council to allow the Administrative Officer to revise the Plan in accordance with Rhode Island Division of Planning review comments. The Administrative**

**Officer shall report all comments and amendments as suggested and/or required by the Rhode Island Division of Planning to the Planning Board.**

## **Actions by the Administrative Officer**

### **Administrative Subdivision**

**Name      Assessor's Plat:      Assessor's Lot/s**

**Warwick Mall      386              5 & 10**

**Any party, person (s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2000, extension 6289.**