

TOWN OF WEST WARWICK PLANNING BOARD

AGENDA

DATE: May 02, 2005

PLACE: Town Hall, Town Council Chambers

TIME: 5:30 PM

1. Minutes of the April 04, 2005 meeting.

2. PUBLIC INFORMATIONAL HEARING. Phase I – Phenix Mill. Proposal for six residential multi-family units in an existing portion of the mill, under Section 5.14 of the West Warwick Zoning Ordinance “Reuse of Vacant Historical Mill Structures”. Applicant: Mill Conversions, LLC. Location: 771 Main Street, P2, portion of Lot 25.

3. Final Site Plan Review. Applicant: Christian Hill Community Church. Location: 56 Tiogue Avenue, P10, L7. Zone B.

4. Major Subdivision, Guillemette Place. Request for Preliminary Approval. Applicant: Guill Realty. Location: Sunrise Avenue at Arcadia Road, P3, L104, 103, 193, 342 and 343. Proposal for seven house lots. Zone R 10.

5. Major Subdivision, Sunrise View Phase III. Master Plan Approval. Proposal of eleven house lots. Applicant: Shabreka Corp. Location: Greene Street & Sunrise Avenue. P3, L19 & 628.

6. Zoning Application 2005-21. Requesting a Special Use Permit and a dimensional variance to seek relief from side yard setback (per Section 5.4) which requires ten foot interior side setback. Applicant is requesting relief to four feet, in order to construct a 45' x 37' addition to back of existing garage to be utilized as an in-law apartment (Special Use Permit - per Section 5A2 Dwelling, Two Family). Applicant: Douglas G. Kelloway & Rosemary Fitzgerald. Location 116 Narragansett Avenue, P13, L19. Zone R 8.

7. Zoning Application 2005-22. Requesting a dimensional variance to convert existing single family home into a two-family home with less than the required lot area and other yard requirements as set forth in the Zoning Ordinance. Applicant: Arthur Joyal/Estate of Anita M. Levesque. Location: 6 Arthur Street, P 7, L153. Zone R 7.5.

8. Zoning Application 2005-23. Requesting a dimensional variance to convert the former synagogue into a single family home with less than the required square footage and other yard requirements as set forth in Section 5.4 of the Zoning Ordinance. Applicant: Francesco Salamone. Location: 1114 Main Street, P 17, L19. Zone B.

9. Zoning Application 2005-24. Requesting a dimensional variance to

construct an addition with less than the required dimensional regulation as set forth in Section 5.4 of the Zoning Ordinance. Applicant: Robert & Gladys Underwood. Location: 46-48 Epworth Avenue, P17, L79. Zone R 6.

10. Zoning Application 2005-25. Requesting a Special Use Permit and a variance of Section 5.6.16.6 of the Zoning Ordinance due to site restriction. Applicant: Kristen & August Ledo. Location: 22 Morningside Drive, P24, L395. Zone R 10.

11. Zoning Application 2005-26. Requesting a dimensional variance to allow for relief from setback requirements, in order to construct a 24'x26' garage. Applicant: Michael Cambio. Location: 23 Longbow Drive, P12, L72. Zone R 10.

12. Zoning Application 2005-27. Requesting a use variance to allow for relief of off street parking for restaurant to be constructed at said location. Applicant: Michael Ferrucci, d/b/a Ferrucci's Restaurant, Inc. Location: 1248 Main Street, P5, L13. Zone VC.

13. 2005 Community Development Block Grant Application. Certification that the proposed activities are not in conflict with the general policies set forth in the Comprehensive Plan.

14. Schedule Workshop for all Planning Board Members for discussion of Policies & Procedures of the Board.

15. Discussion/Action: Subdivision Fees. Currently states \$25.00 per lot review fee, an amount must be decided on for per unit condominium review.

16. New Business.

17. Public Comment.

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