

William DePasquale, Jr., AICP  
Planning Director



Scott Avedisian  
Mayor

**CITY OF WARWICK**  
Planning Department  
3275 Post Road, Annex; Warwick, RI 02886  
Tel. (401) 738-2009

Posted: July 10, 2017

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

Date: Wednesday, July 12, 2017

Time: 6:00 p.m.

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

The following Application was continued from the June 14, 2017 regularly scheduled Planning Board meeting.

**Public Hearing**  
**Major Land Development**  
**91 Canonchet Condominiums**  
**Preliminary**

Location: 91 Canonchet Avenue  
Assessor's Plat: 292  
Assessor's Lots: 178  
Applicant: 270 Austin LLC  
Zoned: A-7 (Planned District Residential-PDR-L w/waivers)  
Area: 22,500 square feet  
Ward: 1  
Surveyor: Alexander A. Scungio, PLS

**Project Scope**

The Applicant is requesting Preliminary Approval of a Major Land Development Project. The existing parcel consists of (3) three structures; (1) one residential unit to the front (southerly) portion of the property and (2) two commercial buildings to the rear (northerly) portion of the property (formerly Lad & Lassie Daycare). The applicant is proposing to convert the (2) two commercial buildings to the rear of the property into (2) residential units, for a total of (3) three residential units on a 22,500 square foot lot, with less than required frontage and lot width and with existing structures having less than required space between buildings and front-yard, side-yard, and rear-yard setbacks, in an A-7 Planned District Residential District-Limited.

### **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 City of Warwick Comprehensive Community Plan 2033; specifically, Part VI, Chapter 12 Future Land Use, Zoning and Urban Design which specifies limited commercial intrusion into residential neighborhoods; and Chapter 13 Stewardship and Implementation, which specifies the consideration of single-level-living, as a varied housing option.
2. That the subject property is located along Canonchet Avenue; and is identified as Assessor's Plat: 292; Assessor's Lot: 178.
3. That the Applicant received Master Plan Approval at the September 14, 2016 regularly scheduled Planning Board Meeting.
4. That the subject property consists of (1) one Tax Assessor's lots totaling 22,500 square feet and is zoned A-7 Planned District Residential (PDR).
5. That the Project, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance, having received a City Council Zone Change, PCO-39-16 from A-7 Residential to A-7 Planned District Residential-Limited with waivers for less than required frontage and lot width and with existing structures having less than required space between buildings and front-yard, side-yard, and rear-yard setbacks.
6. That the Water Division has indicated that there is an existing  $\frac{3}{4}$  "curb stop servicing Unit C, as depicted on the Preliminary Plan dated March 22, 2017, and that the Water Division has no jurisdiction regarding the volume of water to be provided to Units A and B, and the a Lead service connection exists between the curb stop and Unit C.
7. That there a no wetlands present within 200' of the subdivision; therefore there will be no significant negative environmental impacts from the proposed development.
8. That the project consists of a singular lot with existing non-conforming structures; therefore, the development will not result in the creation of individual lots with such physical constraints to development that the building on those lots according to pertinent regulations and building standards would be impracticable.
9. That the parcel will have access to Municipal Water and Sewer.
10. That the proposed development possesses adequate access to a public street along Canonchet Avenue.

11. That, at the June 14, 2017 regularly scheduled Planning Board meeting, several of the abutters were present and expressed concerns over the site conditions and the construction schedule.
12. That, in response to abutter's concerns, subsequent to June 14th meeting, the Applicant has removed debris from the site.
13. That, at the request of the Planning Department, an Inspector from the Warwick Building Department visited the site on July 6, 2017 and reported no minimum housing violations on-site.
14. That the Applicant has submitted a Planned Construction Process (proposed construction schedule), detailing work sequencing and an approximate time-line for the completion of the site work and each dwelling.

### **Planning Department Recommendations**

The Planning Department recommendation is to grant Preliminary Approval, with Final Approval to be before the Board, upon compliance of the following stipulations:

1. That the Applicant shall submit a Final Development Plan that shall comply with the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective April 1, 1994; Amended November 25, 2015.
2. That the Applicant shall submit a Final Development Plan that shall comply with Appendix C, Major Subdivision/Land Development Application, of the Development Review Regulation governing Subdivisions, Land Development Projects, and Development Plan Review, Effective January 1, 1996; Amended January 01, 2000 and March 14, 2001.
3. That the Applicant shall receive final written approval from the City's Water Division regarding water services, prior to the submission for Final Land Development Approval.
4. That all Monumentation shall be protected during all phases of construction. Any Monumentation that is disturbed or destroyed shall be replaced by the Applicant.
5. That, the Applicant shall close the opening in the existing stone wall located along the northerly property line with material from the site, as possible, or stone to match the existing.
6. That, prior to Final Approval, the Applicant's Landscape Architect shall coordinate with the Planning Department, prior to the development of a Final Landscape Plan. That the Landscape Plan shall include, but not be limited to:

- Note (1) one 2”-2.5” caliper deciduous shade tree for every 50 feet of lot frontage along Canonchet Avenue.
  - Note vegetative screening and fencing along all the northerly, westerly, and easterly property lines. (A note shall be included regarding the proposed finish of the exposed posts on the fence abutting Assessor’s Plat 292, Assessor’s Lot 177.
  - Note a visual buffer to the interior parking lot, which shall be a combination of three (3) foot fencing and landscaping.
  - Note the removal of pavement/parking along the front-yard of the existing single family dwelling, Unit C, as depicted on the Master Plan dated June 20, 2016. This area shall be loamed and seeded to match the existing front-yards of abutting, City Assessor lots 177 and 180.
  - Note the removal of pavement to the west of Units A & B, as depicted on the Master Plan dated June 20, 2016. This area shall be landscaped.
  - Note all site fencing and hardscape.
  - Note a detail of trash disposal area.
7. That the Applicant shall provide a Performance Bond for the installation of Landscaping, prior to the recording of the Final Development Plan.
  8. That, prior to Final Approval, the Applicant shall provide building elevations to the Planning Department for review and approval in order to protect the existing built environment and mitigate any negative impact of the proposed development on that environment; to promote a land development design that is well integrated into the surrounding neighborhood; and to provide for design standards that reflect the Comprehensive Plan with regard to the physical character of the City and its neighborhoods, in compliance with the Purposes of the City of Warwick, Development Review Regulations, Article 1.
  9. That during construction, the Applicant shall keep the premises and surrounding area free from accumulation of debris and trash related to the work; this shall be verified periodically by the Building Official, or his designated representative.
  10. That the Applicant shall empty the dumpster used for the construction debris once it reaches two thirds (2/3) full to ensure no overflow, for the entirety of the duration of the construction process.
  11. That at the completion of the project, the Applicant shall remove the dumpster and all tools, construction equipment, machinery, surplus materials, debris, and shall properly dispose of all waste materials.
  12. That, prior to the issuance of a Certificate of Occupancy, the Applicant/Developer shall comply will all Planning Board and City Council stipulations and shall install all Landscaping, as depicted on the Final Development Plat.

13. That the Applicant shall submit Final Development Plans that note all stipulations and conditions.

**Actions by the Administrative Officer**  
**Administrative Subdivisions**

<b><u>Plat</u></b>	<b><u>Lot</u></b>	<b><u>Plat Title</u></b>
282	75, 162 & 196	Jefferson Blvd Plat
348	744, 747, & 989	Tall Pine Plat
220	25 & 221	Clegg Plat

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 401-738-2009. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the City Clerk's Office at 738-2006 not less than 48 hours in advance of the hearing date.