

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**

---

**Meeting Minutes**  
**City of Warwick**  
**Planning Board**

Date: Wednesday, December 13, 2017  
Time: 6:00 p.m.  
Location: Apponaug Conference Room (NOTE NEW LOCATION)  
City of Warwick, Annex Building  
3275 Post Road  
Warwick, RI 02886

**Public Hearing**  
**Major Land Development**  
**1009 Centerville Road-Restaurant**  
**Preliminary**

---

Applicant/Owner: Michael Kent  
Location: 1009 Centerville Road (Route 117)  
Assessor's Plat: 241  
Assessor's Lot: 10  
Zoning: City Council approved zoned change PCO-18-17, dated May 21, 2017, changing the classification from Residential A-15 to General Business (GB), with waivers and stipulations.  
Land Area: 16,971sf  
Number of Lots : 1  
Engineer: Andersen Engineering, LLC  
Ward: 8

**Background**

The Applicant is requesting Preliminary Approval of a Major Land Development Project to demolish an existing single-family dwelling and accessory structures in order to allow for the construction of a 2,596 square foot, 60 seat restaurant building. The Applicant has received approval from the City Council for a Zone Change for the parcel, from Residential A-15 to General Business (GB), with waivers for less than required building front setback from both Centerville Road (Route 117) and Bald Hill Road (Route 2 (no access), less than required

interior landscape and landscape buffer, and less than required parking area setback from the roadway frontage.

The proposed development is sited on one (1) Assessor's Lot with an area of 16,971 square feet. Existing land uses in the immediate area of the parcel can be defined as generally commercial in nature, and include restaurant, fast food restaurant and retail uses. The site is located at the northerly side of Route 117 and abuts a large, existing shopping center, which has a signalized access.

### **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 City of Warwick, Comprehensive Plan 2033, (Comprehensive Plan) which finds that land development in the future will increasingly involve redevelopment of previously used sites.

Over 60 percent of City residents who responded to a Comprehensive Plan survey indicated that improving the appearance of major roads and commercial corridors is "very important".

2. That Chapter 12 of the Comprehensive Plan, the Future Land Use, Zoning and Urban Design element, states as a Goal, that Warwick has sufficient diversity of land uses to support a strong and stable tax base, and to continue to balance land uses, particularly between regional retail and non-retail commercial uses.
3. That the Future Land Use Map (FLUM) as contained in the Comprehensive Plan 2033, shows this area as commercial uses.
4. That the subject parcel fronts on Centerville Road (Route 117), is identified as Assessor's Plat: 241 Assessor's Lot: 10, and is currently zoned Residential A-15.
5. That the existing land uses in the immediate area of the parcel can be defined as generally commercial in nature. The site is located at the northerly side of Centerville Road (Route 117), and abuts a large, existing retail development (including TGI Fridays, Chick Fil-A, Michaels, LA Fitness). Across from the site, on the southerly side of Centerville Road (Route 117), is an existing retail development, which includes a fast food restaurant (Dunkin Donuts).
6. That this proposal received Master Plan approval at the January 11, 2017 regularly scheduled meeting of the Planning Board.
7. That the subject parcel is in compliance with the standards and provisions of the City's Zoning Ordinance, having received City Council approval PCO-18-17, dated May 21, 2017, changing the zoning classification on the parcel, from Residential A-15, to General

Business (GB), with waivers for less-than-required building front setback from both Centerville Road (Route 117) and Bald Hill Road (Route 2, no access), less-than-required interior landscape and landscape buffer, and less-than-required parking area setback from the roadway frontage.

8. That at the January 11, 2017 meeting the Planning Board amended the Zone Change recommendation to include the following, as integral to the zone change:  
*"That this recommendation for zone change is contingent upon an allowed General Business (GB) use which presents no impact on the early morning peak travel times on that section of Centerville road (Route 117). If an otherwise allowed GB use is proposed that has hours of operation that include early morning peak travel times, then a revised traffic study shall be required to be submitted to the Administrative Officer and/or the Planning Board for review and approval of that use prior to any permitting. The Planning Department reserves the right in this position to require the traffic study at the Applicant's expense."*
9. That the existing dwelling and related outbuildings on the site will be razed to provide for the construction of a new 2,596 sf restaurant, with no drive-thru.
10. That the development will be accessed by a single, un-signalized, full-service driveway located on Centerville Road (Route 117).
11. That a traffic report, prepared by RAB Professional Engineers, Inc., dated May 5, 2016, concludes that *"...based upon the data collected on the servicing roadways, and the analysis completed as part of this study, it can be concluded that the proposed commercial redevelopment project has adequate and safe access to a public street, and will not have a detrimental effect on public safety and welfare in the study area."*
12. That the traffic report, prepared by RAB Professional Engineers, Inc., dated May 5, 2016, Table 3, Level of Service Summary indicates that the site driveway will be a LOS D for the afternoon peak hour, with typically one to two vehicles waiting to exit the site driveway at any one time due to the minor driveway volumes.
13. 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.
14. That there are no indications of significant negative environmental impacts from the proposed development.
15. That there is no sewer service available to the site. The building shall be serviced by an On Site Wastewater Treatment System (OWTS), as approved by the Rhode Island Department of Environmental Management (RI DEM).

16. That water is available to the subject property, provided by the Kent County Water Authority (KCWA).

### **Planning Department Recommendation**

Planning Department recommendation is to grant Preliminary approval, with Final Approval to be granted the Administrative Officer, upon compliance with the following stipulations:

1. That the Final Plan 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 November 25, 2015.
2. That a Soil Erosion and Sediment Control Permit shall be obtained from the Building Department prior to the commencement of any work on-site; soil erosion and sediment control measures must be properly maintained throughout construction.
3. That the Project Engineer shall inspect the installation of the Stormwater Management System and submit a certification that the construction substantially conforms to the approved plans. In addition, the Project Engineer shall prepare an as-built plan of the system; highlighting any significant deviations from the approved plan. Changes from the approved design plan will require prior authorization from the Approving Authority.
4. That the Property Owners shall be provided with the as-built plan and the Operation and Maintenance Plan for the Stormwater Management System; the Property Owners shall be responsible for the long-term maintenance and operation of the Stormwater Management System and shall submit an annual report detailing all inspections and maintenance performed on the System to the Department of Public Works.
5. That all site lighting shall be Dark Sky compliant, to the extent practicable.
6. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800, and the sign design shall be included in the Preliminary Plan submittal. Please note that LED advertising message boards are prohibited.
7. That prior to the issuance of any permits for construction of the building, the Warwick Fire Department shall review the plans for compliance with all life safety codes and issues.
8. That the Landscape plan shall be subject to approval by the Administrative Officer and provide, at a minimum, a wooden guard rail or fencing at the easterly property line of Assessor's Plat 241, Assessor's Lot 10, between the site and the abutting commercial development (TGI Friday's parking area).
9. That due to site constraints, there shall be no drive-thru use allowed at this site. This shall be clearly noted on the Final Plan.

**Public Hearing**  
**Major Land Development**  
**135 Lambert Lind Highway-Soule Street-Cumberland Farms**  
**Preliminary**

Applicant:	TMC CF New England LLC
Property Owners:	APM Associates (Lots 379, 382, 383, 410) Rebecca Brosco (Lot 409)
Location:	135 Lambert Lind Highway, Soule Street
Assessor's Plat:	273
Assessor's Lots:	379, 382, 383, 409, and 410
Zoning:	City Council approved PCO-26-16, 12/20/16, changing the zoning classification from Residential A-7 to General Business, with restrictions, conditions and stipulations.
Land Area:	1.29 +/- acres
Number of existing lots:	5
Number of proposed lots:	1
Engineer:	Civil Design Group, LLC
Ward:	8

**Background**

The Applicant is requesting Preliminary Approval of a Major Land Development Project/ Subdivision for the construction of a one story, 4,794 square foot convenience store, and a 22' x 93' canopy with three (3) fueling pumps (six total fueling positions). The Applicant has received City Council approval for a zone change on a portion of the development parcel, PCO-26-16, changing the zoning classification from Residential A-7 to General Business, with waivers for a Special Use Permit for Use Code 421. Gas station (no repairs), with a convenience store, and dimensional relief for less than required setback from an abutting residential zone. The Applicant has also received approval for PCO-25-16, signed 12/20/16, ORDER ON THE ABANDONMENT OF A PORTION SOULE STREET, which is located within the proposed development area.

The proposed development is sited on five (5) Assessor's lots and a portion of Soule Street, with a combined area of approximately 1.29 acres. The Applicant is proposing to merge the five (5) existing lots and the abandonment portion of Soule Street, to create one (1) lot for development. The site is located at the northwest corner of the signalized intersection of Lambert Lind Highway (Route 5) and West Natick Road. The project site currently consists of four (4) vacant commercial properties with adjacent parking areas, and a majority of Soule Street.

The proposal is projected to create 12 to 14 new full and part time jobs and generate tax revenue for the City of \$28,000 per year.

### **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 City of Warwick, Comprehensive Plan 2033, (Comprehensive Plan) which finds that land development in the future will increasingly involve redevelopment of previously used sites. Over 60 percent of Comprehensive Plan survey respondents indicated that improving the appearance of major roads and commercial corridors is “very important” and when asked what kind of development they would like to see more of in the City, most respondents included neighborhood retail.
2. That Chapter 12 of the Comprehensive Plan, the Future Land Use, Zoning and Urban Design element, states as a Goal, that Warwick has sufficient diversity of land uses to support a strong and stable tax base, and to continue to balance land uses, particularly between regional retail and non-retail commercial uses.
3. That the Future Land Use Map (FLUM) as contained in the Comprehensive Plan 2033, shows this area as a combination of commercial and high density residential uses.
4. That this proposal received Master Plan approval at the October 12, 2016 meeting of the Planning Board.
5. That the subject parcel fronts on Lambert Lind Highway (Route 5), West Natick Road and Soule Street, and is identified as Assessor’s Plat: 273 Assessor’s Lots: 379, 382, 383, 409, 410. The development area is primarily zoned General Business, with Lot 382 and a portion of Lot 383 formerly zoned Residential A-7.
6. That the proposal is in compliance with the standards and provisions of the City’s Zoning Ordinance having received approval from the City Council, PCO-26-16, signed 12/20/16, changing the zoning classification for a portion of the parcel, (Assessor’s Lot 382 and a portion of Assessor’s Lot 383) from Residential A-7, to General Business, with a Special Use permit for Use Code 421, and relief for less than required setback from an abutting residential zone.
7. The Applicant received approval for the ORDER ON THE ABANDONMENT OF A PORTION OF SOULE STREET, PCO-25-16, dated 12/20/16 for the abandonment of the portion of Soule Street which is located within the proposed development area.
8. That the four (4) existing commercial buildings on the site will be razed, and were formerly used as a hair salon, a restaurant, retail, and a vacant commercial building.
9. That there was a gasoline filling station on Assessor’s Lot 410 from 1969 to 1982.



10. That the proposed development possesses access to two public streets, Lambert Lind Highway and West Natick Road, with one (1) full service driveway proposed on Lambert Lind Highway, one (1) full service driveway proposed on West Natick road, which will utilize an existing traffic signal.
11. That a traffic report, prepared by McMahon Associates, and dated July 2016, concludes that *"With the predominately pass-by nature of the proposed Cumberland Farms convenience store and gasoline station, the project will not result in a significant impact on the overall traffic operations of the study area roadways....due to the nature of the convenience market with gas station sites, patrons will seek out the most efficient routes for entering and exiting a site. Based on the analysis results presented in this report, the proposed development of Cumberland Farms is expected to have a minimal impact on the operations of the study area roadways and the site access modifications will improve overall access and safety."*
12. That the Applicant has received RIDOT PAP No. 170307, for the construction of new site driveways, sidewalk improvements and left turn lane into the site on Route 5.
13. That the properties north and south of the subject parcel, and fronting on Lambert Lind Highway are general business uses; there is an area of residentially zoned properties to the northwest.
14. 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.
15. That there are no indications of significant negative environmental impacts from the proposed development.
16. That the Applicant has received RI DEM Underground Storage Tank (UST), Approval of New Installation.

### **Planning Department Recommendations**

Planning Department recommendation is to grant Preliminary approval, with the following stipulations:

1. That Final Approval shall be before the Planning Board.
2. That the Final Plan 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 November 25, 2015.
3. That the Final submittal shall include a subdivision plan for the merger of Assessor's Plat 273, Assessor's Lots 379, 382, 383, 409 and 410, and the abandoned portion of Soule Street as per The City of Warwick's Development Review Regulations.

4. That the Applicant shall note on the subdivision plan all the stipulations of City Council PCO-25-16, dated 12/20/16 ORDER ON THE ABANDONMENT OF A PORTION OF SOULE STREET, including, but not limited to:
  - a. That signs shall be placed at each end of that portion of Soule Street having thereon the words "NOT A PUBLIC HIGHWAY".
  - b. That the City of Warwick hereby reserves for itself, its successor's and assigns, a perpetual easement over and under the abandoned portion of Soule Street for the purpose of construction, installing, repairing, and replacing of utilities, sewers, drains and for any other purposes.
5. That the Project Engineer shall install measures to discourage cut through traffic, including, but not limited to, raised pedestrian crosswalks and site signage. As part of the Final submittal, the Project Engineer shall provide a detail on the construction of the raised crosswalk(s).
6. That a Soil Erosion and Sediment Control Permit shall be obtained from the Building Department prior to the commencement of any work on-site; soil erosion and sediment control measures must be properly maintained throughout construction.
7. That the Project Engineer shall inspect the installation of the Stormwater Management System and submit a certification that the construction substantially conforms to the approved plans. In addition, the Project Engineer shall prepare an as-built plan of the system; highlighting any significant deviations from the approved plan. Changes from the approved design plan will require prior authorization from the Approving Authority.
8. That the Property Owners shall be provided with the as-built plan and the Operation and Maintenance Plan for the Stormwater Management System; the Property Owners shall be responsible for the long-term maintenance and operation of the Stormwater Management System and shall submit an annual report detailing all inspections and maintenance performed on the System to the Department of Public Works.
9. That the Project Architect shall work with the Administrative Officer to the Planning Board regarding the exterior elevations of the building and canopy in order to design a project that is compatible with, and complimentary to, the abutting residential neighborhood and nearby Pontiac Village. Building elevations and site details shall be included in the Final submittal.
10. That the Final submittal shall include a Landscape Plan, prepared and stamped by a registered Rhode Island Landscape Architect. The Landscape Architect shall contact the Planning Department regarding the design. Said plan shall be subject to approval by the Administrative Officer and provide, at a minimum, hardscape along Lambert Lind Highway and West Natick Road, and landscape screening for area residential properties.



11. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800. LED signage may be utilized for gas/fuel price information only. LED advertising message boards are prohibited.
12. That all site lighting shall be designed and installed to protect the neighboring residential properties from any light emissions from the proposed development. The lighting design shall be Dark Sky compliant, to the extent practicable.
13. That prior to the issuance of any permits for construction of buildings within the project, the Warwick Fire Department shall review the plans for compliance with all life safety codes and issues.
14. That the Applicant will be extending sewer service to the site. The Property Owner will be assessed in accordance with Warwick Sewer Authority (WSA) Regulation No. 60. All proposed work shall comply with WSA guidelines.
15. That water is available to the subject property through an existing distribution line on Soule Street. The existing water line on Soule Street crosses Lambert Lind Highway and provides water and fire protection to existing buildings on Lambert Lind Highway. Any cutting and capping at the existing waterline must provide for a new tie-in to the existing eight inch (8") water line on West Natick Road, approximately 150'; any costs associated with this requirement shall be paid by the Applicant prior to the water line being abandoned in the field.

**Public Hearing**  
**Request for a Recommendation for a**  
**Comprehensive Plan Amendment/Zone Change**  
**Pleasure Marina – 7 Ottawa Avenue**

Owner/Applicant:	Joseph DiCenzo, III and Joanne DiCenzo
Location:	7 Ottawa Avenue, Pequot Avenue and Quonset Avenue
Assessor's Plat:	376
Assessor's Lots:	542,543,544,557,559 (Comprehensive Plan Amendment)
Assessor's Los:	542, 543,544 (Zone Change)
Existing Zoning:	Waterfront Business, Residential A-7 and Residential A-10
Proposed Zoning	Waterfront Business
Land Area:	118,800+/- sf
Surveyor:	Jeffrey K. Balch, Frisella-Balch & Associates
Ward:	6

**Background**

The Applicant is requesting an amendment to the Future Land Use Map (FLUM) as contained in the *City of Warwick Comprehensive Plan 2013-2033 "City of Livable Neighborhoods"* (*Comprehensive Plan*) as the first stage in a zone change process to correctly reflect the existing marina and associated uses on the parcel.

The Applicants are proposing to amend the FLUM, specifically for Assessor's Plat 376, Assessor's Lots 542, 543, 544, and 557, 559. The FLUM depicts the intended use for these lots as "Medium Density Residential." The Applicants are seeking to revise the intended use to "Commercial" to reflect the existing marina (Waterfront Business) use on site.

In 2002, the City Council approved Zone Change, PCO-54-01, dated February 26, 2002 changing the zoning classification of lots 557, 559 (and a portion of lot 82) on Assessor's Plat 376 from Residential A-7 and A-10, to Waterfront Business. The FLUM does not reflect that fifteen year old change in zoning or the current use of the site and inadvertently indicates the future land use for these two (2) parcels (Assessor's Plat 376, Assessor's lots 557 and 559), as "Residential." These lots have been included in this proposal in order to correct this oversight.

If given a favorable recommendation, the Applicants will then seek a recommendation for a zone change for Assessor's Plat 376, Assessor's Lots 542, 543, and 544, from a combination of Residential A-7 and Residential A-10, to Waterfront Business (WB) to reflect the long-standing, existing use of the parcel; and to then administratively merge Assessor's Plat 376, Assessor's lots 82, 540-544, 557, 559, and 562 to consolidate the existing marina use on the parcel.

### **Planning Department Findings**

#### **Comprehensive Plan Amendment (FLUM)**

1. The Applicant has provided an analysis, prepared by Edward Pimentel, entitled *Marina Operation and Boat Storage Yard, Rezone and Comprehensive Plan Amendment* dated June 22, 2016 and revised on August 15, 2017, evaluating the proposed Comprehensive Plan amendment and rezoning of Assessor's Plat 376, Assessor's Lots 542, 543, 544, 557 and 559, and concludes:  
*"...this Planning consultant professionally believes that the Planning Board should not have any reservation in forwarding a positive recommendation to the Warwick City Council in regard to the requested zone change/comprehensive plan amendment. The proposed changes are purely for the purpose of realizing retention of appropriate land use(s), considering the location, need for tax revenue and long-standing presence of the subject marina business. Furthermore, the purpose for the zone change is to realize consistency with the comprehensive plan, as mandated by law."*
2. That the City's Comprehensive Plan was adopted in 2013. The Future Land Use Map (FLUM) reflects the preferred or acceptable pattern of land use.
3. That in 2002, the City Council approved Zone Change, PCO-54-01, dated February 26, 2002 changing the zoning classification of lots 557, 559 (and a portion of lot 82) on Assessor's Plat 376 from Residential A-7 and A-10, to Waterfront Business.
4. That The FLUM inadvertently indicates the future land use for these two (2) parcels (Assessor's Plat 376, Assessor's lots 557 and 559), as "Residential" and does not reflect the

fifteen year old change in zoning or the current use on the site. These lots have been included in this proposal in order to correct this oversight.

5. That there are no apparent textual inconsistencies between the proposal and the Comprehensive Plan.
6. That the Applicants have been acquiring abutting parcels in the immediate vicinity to the marina, to minimize negative effects on abutting residential properties.
7. That the Applicants received a violation notice from the City's Building Department citing Assessor's Plat 376, Assessor's Lot 543, as being in violation of the City of Warwick Zoning Ordinance, Section(s) 601.2B, 601.5D, and Use Table 508. Marine equipment, fish and tackle store, bait shop as a prohibited use in any residential zone.
8. That Use Code 418. Marina, yacht club, as contained in Table 1. Use Regulations, is a use allowed by right in a Waterfront Business zone, only.
9. That the subject area is comprised of ten (10) assessor's lots, has 118,800+/- sf in land area, and is predominately zoned Waterfront Business, with interspersed areas of Residential zoning.
10. That the marina fronts on Ottawa Avenue, Quonset Avenue, and Pequot Avenue

### **Recommendation to the City Council**

#### **Request for a Comprehensive Plan Amendment**

Planning Department recommendation is to forward a favorable recommendation to the City Council for the requested Comprehensive Plan Amendment, with the following stipulations:

1. That the Applicant shall provide a revised Future Land Use Map, clearly indicating the areas of change.

#### **Recommendation to the City Council-Zone Change**

<b>Applicant:</b>	Joseph DiCenzo III and Joanne DiCenzo
<b>Location:</b>	Ottawa Avenue, Pequot Avenue and Quonset Avenue
<b>Assessor's Plat:</b>	376
<b>Assessor's Lots:</b>	542, 543 and 544
<b>Zoning District:</b>	Residential A7 and A10
<b>Proposed Zoning:</b>	Waterfront Business

#### **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. Not generally consistent with the Future Land Use Map of the City of Warwick, Comprehensive Plan 2033, (*Comprehensive Plan*), therefore requiring City Council approval of a map amendment.
2. That the City's Engineering Division, Sewer Authority, Water Division, Fire Department, Police Department, Tax Assessor, Conservation Commission, Historic District Commission, Cemetery Commission and Land Trust have reviewed the proposal and have no objection to the proposed zone change

The Planning Department also finds this proposal 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 or ground water pollution.
  - C.) The values and dynamic nature of coastal and freshwater ponds, the shoreline and freshwater and coastal wetlands.
  - D.) The values of unique or valuable natural resources and features.
- 103.10 Promote a high level of quality in design in the development of private and public facilities.
- 103.11 Promote the implementation of the Warwick Comprehensive community plan, as amended.

#### **Planning Department Recommendation**

The Planning Department recommends forwarding a favorable recommendation to the City Council for the requested Zone Change from a combination of Residential A-7 and A-10 to Waterfront Business with, with the following stipulations as integral to the zone change:

1. That the Property Owner shall record a subdivision, as per The City of Warwick's Development Review Regulations, merging the nine (9) existing, contiguous lots currently dedicated to the marina use AP 376, ALs 82, 540, 541, 542, 543, 544, 557, 559. 562 into one (1) lot for the existing marina use. This subdivision plan shall include a Record Plat name and Record Lot designations. There are outstanding sewer

assessments remaining on lots within the parcel which will need to be addressed as part of the subdivision process.

2. That there shall be no boat storage or marina uses conducted on Quonset Avenue or Ottawa Avenue.
3. That there shall be no restrictions to public access to Quonset or Ottawa Avenue; signage shall be posted at the terminus of said streets indicating shoreline access.
4. That, prior to recording of the subdivision, the Applicant shall remove or relocate the existing chain line fencing encroaching on Quonset Avenue and Ottawa Avenue. Removal of the encroachment shall be noted on the Final Plan.
5. That the Applicant shall maintain, in good condition, a solid fence along the abutting residentially zoned property lines.
6. That all exterior lighting and signage shall be contained on site and designed to minimize negative impacts on neighboring properties; the site lighting shall be Dark Sky compliant, to the extent practicable.
7. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800. LED advertising message boards are prohibited.

#### **Bond Reduction**

##### **Tollgate Hill Farm Plat**

Total Bond Amount:	\$84,560.00
<u>Amount to be released:</u>	<u>\$67,000.00</u>
Total remaining:	\$17,560.00

##### **Norwood Estates Plat**

Total Bond Amount:	\$19,300.00
<u>Amount to be released:</u>	<u>\$19,300.00</u>
Total remaining:	NONE

##### **Monroe Street Plat**

Total Bond Amount:	\$3,300.00
<u>Amount to be released:</u>	<u>\$3,300.00</u>
Total remaining:	NONE

**Actions by the Administrative Officer**

**Administrative Subdivisions**

<b>Plat</b>	<b>Lot</b>	<b>Plat Title</b>
365	154 & 155	Ley Plat
307 & 313	228, 314, 315 & 1,123, 124, & 132	String Green Plat
362	449 & 436	Last Mile Plat

**Final Approval**

<b>Plat</b>	<b>Lot</b>	<b>Plat/Project Title</b>
350	239	Gilbert Plat
292	178	91 Canonchet

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.