

THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER ARTICLE

APPENDIX A
ZONING

No..... Date.....

Approved.....Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF WARWICK
TMC CF NEW ENGLAND, LLC AND APM ASSOCIATES, LLC, PETITIONERS

Be it ordained by the City of Warwick:

Section I. The Zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick are hereby amended by changing the classification of the following described premises from Residential (A-7) to General Business with restrictions, conditions and stipulations.

Lots 382 and 383 on Assessor’s Plat 273 as said plat appeared in the Tax Assessor’s office on December 31, 2015 is hereby changed from Residential (A-7) to General Business with the following restrictions, conditions and stipulations. The Lot is set forth in the legal description and on the map attached hereto as Exhibit A.

The change of zoning is subject to the following conditions and stipulations:

1. That an Administrative Subdivision meeting the standards as set forth in the “Development Review Regulations Governing Subdivisions Land Development Projects Development Plan shall be completed by the Applicant and recorded, merging the abandoned portion of Soule Street and Assessor’s Plat 273, Assessor’s Lots 379, 382, 383, 409 and 410, as part of the of Planning Board Final Approval. This plan shall include a Record Plat name and Record Lot designations.

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Lots 382 and 383 on Assessor’s Plat 273 as said plat appeared in the Tax Assessor’s office on December 31, 2015 is hereby changed from Residential (A-7) to General Business with the following restrictions, conditions and stipulations. The Lot is set forth in the legal description and on the map attached hereto as Exhibit A.

The change of zoning is subject to the following conditions and stipulations:

1. That an Administrative Subdivision meeting the standards as set forth in the “*Development Review Regulations Governing Subdivisions Land Development Projects Development Plan*” shall be completed by the Applicant and recorded, merging the abandoned portion of Soule Street and Assessor’s Plat 273, Assessor’s Lots 379, 382, 383, 409 and 410, as part of the of Planning Board Final Approval. This plan shall include a Record Plat name and Record Lot designations.
2. That the project engineer shall review the access/egress points and internal traffic circulation to ensure the safety of vehicles and pedestrians. The project engineer shall install measures to discourage cut through traffic, including raised pedestrian crosswalks and signage.

- 1 3. That all exterior lighting and signage shall be contained on site and designed to minimize
2 negative impacts on neighboring properties.
3
4 4. That glare from outdoor lights, signs and from the movement of vehicles on site, shall be
5 shielded from the view of adjacent residential properties.
6
7 5. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section
8 800. LED signage may be utilized for gas/fuel price information, only. LED advertising
9 message boards are prohibited.

10
11 Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said
12 changes to be made on the Zoning Map and the Record Book of Lot Classifications.
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14 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.
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40 SPONSORED BY: COUNCILMAN GALLUCCI

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43 COMMITTEE: LAND USE
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45

EXHIBIT A

DEED DESCRIPTION FOR AP 273 LOTS 379, 382, 383 409 and 410 WARWICK, R.I.

That certain tract or parcel of land with all buildings and improvements thereon situated on the westerly side of Lambert Lind Highway and the northerly side of West Natick Road in the City of Warwick, County of Kent and State of Rhode Island is herein bounded and described;

Beginning at the most northeasterly corner of land now or formerly of Stephen Ferro A.P. 273 Lot 382 on westerly line Lambert Lind Highway. Said point also being opposite station 33+78.03 right fifty three and 42/100 (53.42) as shown on State Highway Plat 1150.

Thence proceeding south $25^{\circ}36'19''$ east a distance of nine and 38/100 (9.38') feet to a point;

Thence proceeding south $40^{\circ}34'22''$ east a distance of seventy and 49/100 (78.49') feet to a point; Said point being opposite station 34+57.00 right thirty two and 00/100 (32.00) as shown on State Highway Plat 1150;

Thence proceeding south $12^{\circ}13'05''$ east a distance of thirty seven and 46/100 (37.46') feet to a point; Said point being opposite station 34+95.00 right forty two and 00/100 (42.00) as shown on State Highway Plat 1150;

Thence proceeding south $56^{\circ}12'41''$ west a distance of twenty three and 09/100 (23.09') feet to a point; Said point being opposite station 34+97.00 right sixty five and 00/100 (65.00) as shown on State Highway Plat 1150

Thence proceeding south $37^{\circ}43'38''$ east a distance of one hundred sixty and 26/100 (160.26') feet to the northerly line of West Natick Road. Said point also being opposite station 121+19.53 left sixty-nine and 63/100 (69.63) as shown on State Highway Plat 1589. The last four courses bounded easterly by westerly line of said State Highway Plat 1150.

Thence proceeding south $75^{\circ}51'54''$ west a distance of twenty five and 08/100 (24.08) feet to a point. Said point being opposite station 119+99.99 left thirty seven and 50/100 (37.50') feet on said State Highway Plat 1589.

Thence proceeding north $88^{\circ}59'07''$ west a distance of two hundred one and 56/100 (201.56') feet to a point. Said point being opposite station 117+98.43 left thirty seven and 50/100 (37.50') feet on said State Highway Plat 1589.

Thence proceeding north $51^{\circ}28'52''$ east a distance of twenty five and 31/100 (25.31') to corner;

Thence proceeding north $38^{\circ}31'06''$ west bounded westerly by land now or formerly of Joseph A. Trillo a distance of one hundred and 00/100 (100.00') to corner;

Thence proceeding north $51^{\circ}29'01''$ east bounded northerly by land now or formerly of Anthony G. Farina, Jr. a distance of two hundred eighty four and 27/100 (284.27') to the point and place of beginning.

Said parcel contains 56,495 square feet or 1.30 acres of land, more or less.



Garofalo & Associates, Inc.
Consulting Engineers
Surveyors ♦ Land Planners

July 7, 2016

Ms. Judy Wild
City Clerk's Office
Council President Donna Travis
WARWICK CITY COUNCIL
3275 Post Road
Warwick, RI 02886

***RE: Zone Change, Roadway Abandonment, Special Use Permit, & Dimensional Relief
Plat 273, Lots 379, 382, 383, 409, 410, & portions of Soule Street***

Dear Council President:

I represent TMC CF New England, LLC. On my client's behalf I have filed a Zone Change Application and a roadway abandonment petition with the City Clerk's office. As part of those applications, I am also requesting zoning exemption from building setback to residential (40' reduced to 20'), and a special use permit for Gas Station – no repairs. I am making these requests under the Council discretionary powers as defined under Camara v. City of Warwick [116 RI 395] [358 A.2nd 23] RI Supreme Court case (1976).

This zoning exception request is consistent with past zone change petitions that have been granted by the Warwick City Council. If you or any member of the Council has any questions or would like to meet with myself or any member of the development team please feel free to contact me. I thank you for your consideration of this request.

Sincerely,
Garofalo & Associates, Inc.

Gregory Avenia, PE
Project Manager

cc: Joe Shekarchi
AJ Barbato, TMC CF New England, LLC



**PETITION REQUESTING AN AMENDMENT TO THE ZONING
ORDINANCE OF THE CITY OF WARWICK**

To the Honorable City Council of Warwick:

Respectfully represent: TMC CF New England, LLC

who furnishes the following information in connection with (his-her) request for an
Amendment to the Zoning Law.

Amendment to the Zoning Law:

1. Ownership of Premises: APM Associates, LLC
35 Lantern Road (Name)
Lincoln, RI 02865 (Address)

(Furnish name of title owner of property and address of owner)

2. Description of Premises: Plat No. 273 Lot (s) 382 & 383
Street Soule Street
Ward 8

(Furnish Address, Assessor's Plat and Lot Numbers, and Ward number that property is
in)

3. Present Zoning Classification: Residential (A-7)
4. Zoning Change Requested General Business (GB)
5. Reasons for Proposed Change: _____

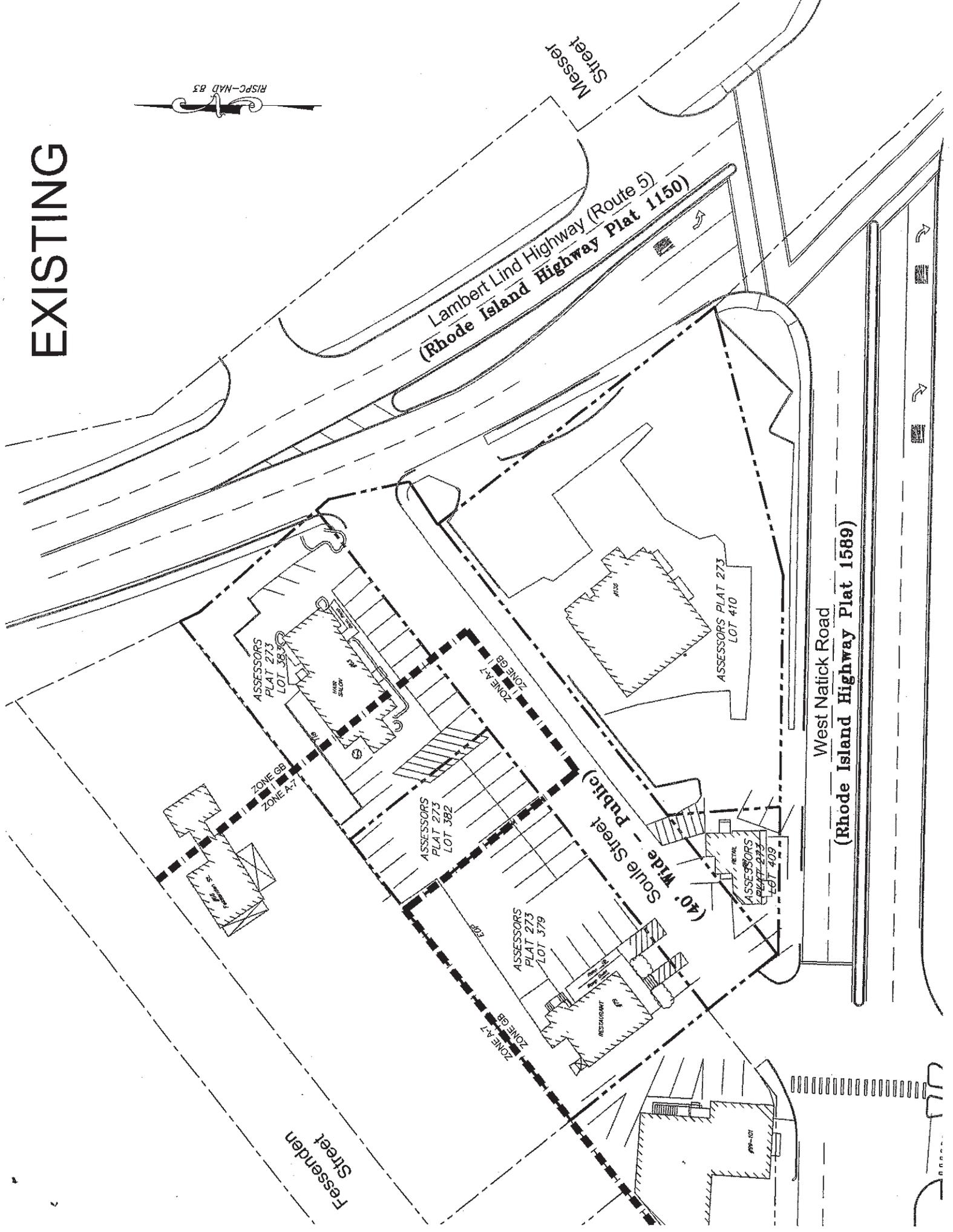
Lot 383 has split zoning, the subject area is surrounded on 3 sides by GB
zoning, request is in conformance with neighborhood usage and the City of
Warwick comprehensive land use plan.

WHEREFORE, it is respectfully requested that the Zoning Law be amended by changing
the Zoning Classification of the above-described premises from Residential A-7
to General Business GB

Respectfully submitted,


(Signature of Owner and Petitioner)

EXISTING



West Natick Road
(Rhode Island Highway Plat 1589)

Messer Street

Lambert Lind Highway (Route 5)
(Rhode Island Highway Plat 1150)

ASSESSORS
PLAT 273
LOT 383

ASSESSORS
PLAT 273
LOT 382

ASSESSORS
PLAT 273
LOT 379

ASSESSORS PLAT 273
LOT 410

ASSESSORS
PLAT 273
LOT 409

ZONE GB
ZONE A-7

ZONE A-7
ZONE GB

ZONE A-7
ZONE GB

(40' Wide - Public)
Soile Street

Fessenden Street



RISPC-NAD 83

**DEED DESCRIPTION FOR
AP 273 LOTS 379, 382, 383 409 and 410
WARWICK, R.I.**

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Thence proceeding north 88°59'07" west a distance of two hundred one and 56/100 (201.56') feet to a point. Said point being opposite station 117+98.43 left thirty seven and 50/100 (37.50') feet on said State Highway Plat 1589.

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Said parcel contains 56,495 square feet or 1.30 acres of land, more or less.

CUMBERLAND FARMS
200' RADIUS ABUTTER'S LIST FOR
AP 273 LOTS 379, 382, 383, 409, 410, 410-1
WARWICK, RHODE ISLAND
APRIL 26, 2016

Subject Lots:

Map 273, Lots 379, 382, 383, 410-1
APM Associates LLC
35 Lantern Rd
Lincoln, RI 02865

Map 273, Lot 409
Rebecca Brosco
450 Providence St
Unit #50
West Warwick, RI 02893

Map 273, Lot 410
APM Associates LLC
135 Lambert Lind Hwy
Warwick, RI 02886

200' Radius Abutters:

Map 273, Lot 242
Richmond Center Ltd Partnership
75 Lambert Lind Highway
Warwick, RI 02886

Map 273, Lot 322
Anthony W. Lancellotta
Susan F. Lancellotta
103 Fessenden St
Warwick, RI 02886

Map 273, Lots 323, 324, 325
Joseph A. Mirra
11 Tivoli Ct
Warwick, RI 02886

Map 273, Lot 326
Michael A. Tomasso
83 Fessenden St
Warwick, RI 02886

Map 273, Lot 330
Walter Reynolds
Martha D. Patten
100 Greble St
Warwick, RI 02886

Map 273, Lot 332
Aaron Wilkinson
Tia Marie P. Wilkinson
73 Fessenden St
Warwick, RI 02886

Map 273, Lot 333
Glen A. Ricci
225 Dean St
Providence, RI 02903

Map 273, Lots 335, 337
Donna Buco
65 Fessenden St
Warwick, RI 02886

Map 273, Lot 338, 339, 340, 341, 342, 502
Ricci Properties LLC
99 Lambert Lind Highway
Warwick, RI 02888

Map 273, Lots 374, 375, 376, 377
Joseph A. Trillo
643 East Ave
Warwick, RI 02886

CUMBERLAND FARMS
200' RADIUS ABUTTER'S LIST FOR
AP 273 LOTS 379, 382, 383, 409, 410, 410-1
WARWICK, RHODE ISLAND
APRIL 26, 2016

Map 273, Lot 378
Anthony G. Farina, Jr
193 Central Ave
Johnston, RI 02919

Map 273, Lot 388
Darmar Realty LLC
9 Ross Simons Dr
Cranston, RI 02920

Map 273, Lot 420
One Thirty Two Lambert Lind Highway LLC
Attn: Accts Payable
9 Ross Simons Dr
Cranston, RI 02920-4476

Map 273, Lot 435
Malison LLC
185 NW Spanish River Blvd
Suite 100
Boca Raton, FL 33431

Map 386, Lot 6
Macy's Retail Holdings, Inc.
Attn: Prop / RE Tax
7 W Seventh St
Cincinnati, OH 45202

OWNER AUTHORIZATION

**Re: Cumberland Farms
135 Lambert Lind Highway
Plat 273; Lots 379, 382, 383, 410
Warwick, RI**

I, Adele Beck, as duly authorized agent of APM Associates, LLC, 35 Lantern Road, Lincoln, RI 02865, the owner (Owner) of the above referenced Property (parcel), hereby authorize TMC CF New England, LLC and Cumberland Farms, or their agents to submit any and all applications and supporting information for permits and approvals in connection with TMC's and CF's intended use and development of a project on the Property, including without limitation, applications and other submissions with the Planning Board, Zoning Board of Appeals, City Council, Building Department, RI Department of Transportation, RI Department of Environmental Management, as well as to any other local, state or federal boards or agencies in connection with CF's and TMC's pursuit, negotiation, and obtaining any special permit(s), variance(s), or other permits, approvals or consents necessary or desirable in connection with the use and development of the proposed project.

Date: 5-10-2016

Owner:

Adele Beck
duly authorized

OWNER AUTHORIZATION

**Re: Cumberland Farms
87 West Natick Road
Plat 273; Lot 409
Warwick, RI**

I, Rebecca Brosco, 450 Providence Street, Unit #50, West Warwick, RI 02893, the owner (Owner) of the above referenced Property (parcel), hereby authorize TMC CF New England, LLC and Cumberland Farms, or their agents to submit any and all applications and supporting information for permits and approvals in connection with TMC's and CF's intended use and development of a project on the Property, including without limitation, applications and other submissions with the Planning Board, Zoning Board of Appeals, City Council, Building Department, RI Department of Transportation, RI Department of Environmental Management, as well as to any other local, state or federal boards or agencies in connection with CF's and TMC's pursuit, negotiation, and obtaining any special permit(s), variance(s), or other permits, approvals or consents necessary or desirable in connection with the use and development of the proposed project.

Date: *May 4, 2016*

Owner:

Rebecca Brosco

duly authorized

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM
Zone Change

TO: Honorable Donna Travis, Council President
Warwick City Council Members
Judy Wild, City Clerk

FROM: William J. DePasquale, Jr. AICP 
Planning Director

DATE: October 28, 2016

SUBJECT: Planning Board Recommendation/Zone Change
Assessor's Plat 273, Assessor's Lots 382 and a portion of 383
Soule Street

APPLICANT: TMC CF New England, LLC

EXISTING ZONING: Residential, A-7

PROPOSED ZONING: General Business, with authorization for a Special Use Permit for Use Code 421. Gas station (no repairs), with a convenience store, and a waiver for dimensional relief for less than required setback from an abutting residential zone.

BACKGROUND

The Applicant is requesting a zone change on a portion of a proposed development parcel, from Residential A-7 to General Business, with authorization of a Special Use Permit for Use Code 421. Gas station (no repairs), with a convenience store, and a waiver for dimensional relief for less than required setback from and abutting residential zone.

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 proposed 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 parcel lies within two (2) zoning districts; Lots 379, 409 and 410 are zoned General Business (GB), Lot 383 is zoned a combination of General Business (GB) and Residential A-7 (A-7), and Lot 382 is zoned Residential, A-7. The development parcel abuts a residential zone (A-7) to the northwest.

SETBACK REQUIREMENTS

Description	Required	Proposed
Table 2B. Dimensional Regulations, Footnote (2)	(2) A commercial building or use...shall be set back a minimum of 40 feet from an abutting residential district.	20'1" setback provided from abutting residential district

FINDINGS OF THE BOARD

At the October 12, 2016 meeting of the Warwick Planning Board, this Major Land Development proposal received Master Plan Approval. At this meeting, the Planning Board heard the Petition for the proposed zone change as an integral element of the Major Land Development proposal. A copy of the Master Plan decision letter is attached as Exhibit A, and includes the findings and stipulations made by the Planning Board.

The Planning Board also found this proposed zone change 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.

The Planning Board also found 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.
- E.) The availability and capacity of existing and planned public and/or private services and facilities.
- F.) The need to shape and balance urban and suburban development.
- G.) The use of innovative development regulations and techniques.

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 BOARD RECOMMENDATION

At the regularly scheduled meeting held on October 12, 2016, on a motion by Ms. Stenhouse, and seconded by Mr. Gambardella, the Planning Board voted six (6) in favor, none opposed, to forward a favorable recommendation to the Warwick City Council for the requested zone change for the parcel, from Residential A-7, to General Business, with authorization of a Special Use Permit for Use Code 421. Gas station (no repairs), with a convenience store, and a waiver for dimensional relief for less-than-required setback from an abutting residential zone, with the following stipulations:

1. That the Applicant shall receive approval from the City Council for the abandonment of the requested portion of Soule Street.
2. That an Administrative Subdivision meeting the standards as set forth in the "*Development Review Regulations Governing Subdivisions Land Development Projects Development Plan*" shall be completed by the Applicant and recorded, merging the abandoned portion of Soule Street and Assessor's Plat 273, Assessor's Lots 379, 382, 383, 409 and 410, as part of the of Planning Board Final Approval. This plan shall include a Record Plat name and Record Lot designations.
3. That the project engineer shall review the access/egress points and internal traffic circulation to ensure the safety of vehicles and pedestrians. The project engineer shall install measures to discourage cut through traffic, including raised pedestrian crosswalks and signage.
4. That all exterior lighting and signage shall be contained on site and designed to minimize negative impacts on neighboring properties.
5. That glare from outdoor lights, signs and from the movement of vehicles on site, shall be shielded from the view of adjacent residential properties.

6. 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.

Attachments: Exhibit A, Master Plan Decision letter
Master Plan set, as approved by the Planning Board
Power point presentation

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK

Planning Department
3275 Post Road, Annex, Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

October 27, 2016

TMC CF New England LLC, Applicant
501 Pennsylvania Parkway, Suite 160
Indianapolis, IN 46280

Exhibit A

APM Associates, LLC
35 Lantern Road
Lincoln, RI 02865

Rebecca Brosco
450 Providence Street, Unit 50
West Warwick, RI 02893

RE: Lambert Lind Highway and West Natick Road
Assessor's Plat 273
Assessor's Lots 379, 382, 383, 409, 410

Dear Applicant:

The following is the decision on your application for Master Plan Approval of a Major Land Development Project/Subdivision, heard by the Warwick Planning Board at the regularly scheduled meeting held on October 12, 2016. The proposed development consists of the construction of a one story, 4,786sf convenience store and a 40' x 90' canopy with six (6) fueling pumps (12 total fueling positions), on the parcel located in the northwest corner of the intersection of Lambert Lind Highway and West Natick Road (Assessor's Plat 273, Assessor's Lots 379, 382, 383, 409, 410).

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 proposal is to merge the five (5) existing lots and the abandoned 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 includes four (4) vacant commercial properties with adjacent parking areas, and a majority of Soule Street. The parcel lies within two (2) zoning districts; lots 379, 409, and 410 are zoned General Business (GB), lot 383 is zoned a combination of GB and Residential A-7(A-7), and lot 382 is zoned A-7. The parcel abuts a residential zone (A-7) to the northwest.

After completion of the public informational meeting, for which a record was kept, the Warwick Planning Board taking into consideration its knowledge and expertise, and after considering all of the representations and presentations made at the public informational meeting, found this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and made the following findings of fact:

1. That the proposal is 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 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 zoned Residential A-7.
5. That the subject parcel is not in compliance with the standards and provisions of the City's Zoning Ordinance therefore requiring City Council approval for a zone change 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.
6. 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.
7. That there was a gasoline filling station on Assessor's Lot 410 from 1969 to 1982.
8. 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.
9. That a traffic report, prepared by McMahan 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."

10. 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.
11. 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.
12. That there are no indications of significant negative environmental impacts from the proposed development.

Based on the foregoing findings of fact, on a motion by Ms. Stenhouse, and seconded by Mr. Desmarais, the Planning Board voted six (6) in favor, with none opposed, to grant Master Plan approval, with the following stipulations:

1. That the Preliminary Plan shall comply with the Rules and Regulations for Professional Land Surveying in the State of Rhode Island, effective November 25, 2015.
2. That the parcel shall receive City Council approval for a Zone change for Lots 382 and a portion of Lot 383, and a waiver 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.
3. That prior to Preliminary approval, the Applicant shall receive approval from the Warwick City Council for the abandonment of the requested portion of Soule Street.
4. That prior to Final Approval, the Property Owner shall merge Assessor's Plat 273, Assessor's Lots 379, 382, 383, 409 and 410, and the abandoned portion of Soule Street, and record a subdivision as per The City of Warwick's Development Review Regulations. This plan shall include a Record Plat name and Record Lot designations.
5. That a Storm Water Management Plan shall be submitted in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, and designed to demonstrate a zero-net runoff from the proposed development.
6. That the project engineer shall meet with the City of Warwick DPW Engineering staff to review the proposed drainage system prior to submission to Rhode Island Department of Environmental Management (RI DEM) or Rhode Island Department of Transportation (RI DOT).

7. That the Operation and Maintenance Plan for the proposed stormwater collection system shall be included in the Preliminary submission.
8. That all necessary state permits, including but not limited to RI DEM, and RI DOT Physical Alteration Permit (PAP), shall be obtained prior to submission to the Planning Board for Preliminary Plan approval.
9. That the Project Engineer shall carefully review the access/egress points and internal traffic circulation to ensure the safety of vehicles and pedestrians. The project engineer shall install measures to discourage cut through traffic, including, but not limited to, raised pedestrian crosswalks and signage.
10. That the Preliminary submittal shall include a photometric site plan, indicating provisions 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.
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 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.
13. That the Applicant 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.
14. That the Preliminary submittal shall include a Landscape Plan, prepared and stamped by a registered Rhode Island Landscape Architect. The Landscape Architect shall contact the Planning Department prior to beginning the design process. 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.
15. That there is currently no sewer service available; the property owner/applicant shall extend sewer service to the site, and the parcel will be assessed in accordance with Warwick Sewer Authority (WSA) Regulation No. 60. All proposed work shall comply with WSA guidelines.
16. That water is available to the subject property through an existing distribution line on Soule Street. The Project Engineer shall provide further details.

17. That 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.

Sincerely,



Philip Slocum, Chair
Warwick Planning Board

RECORDED
Oct 28 2016 11:07A
Judy Will, City Clerk
City of Warwick, RI

Public Informational Meeting

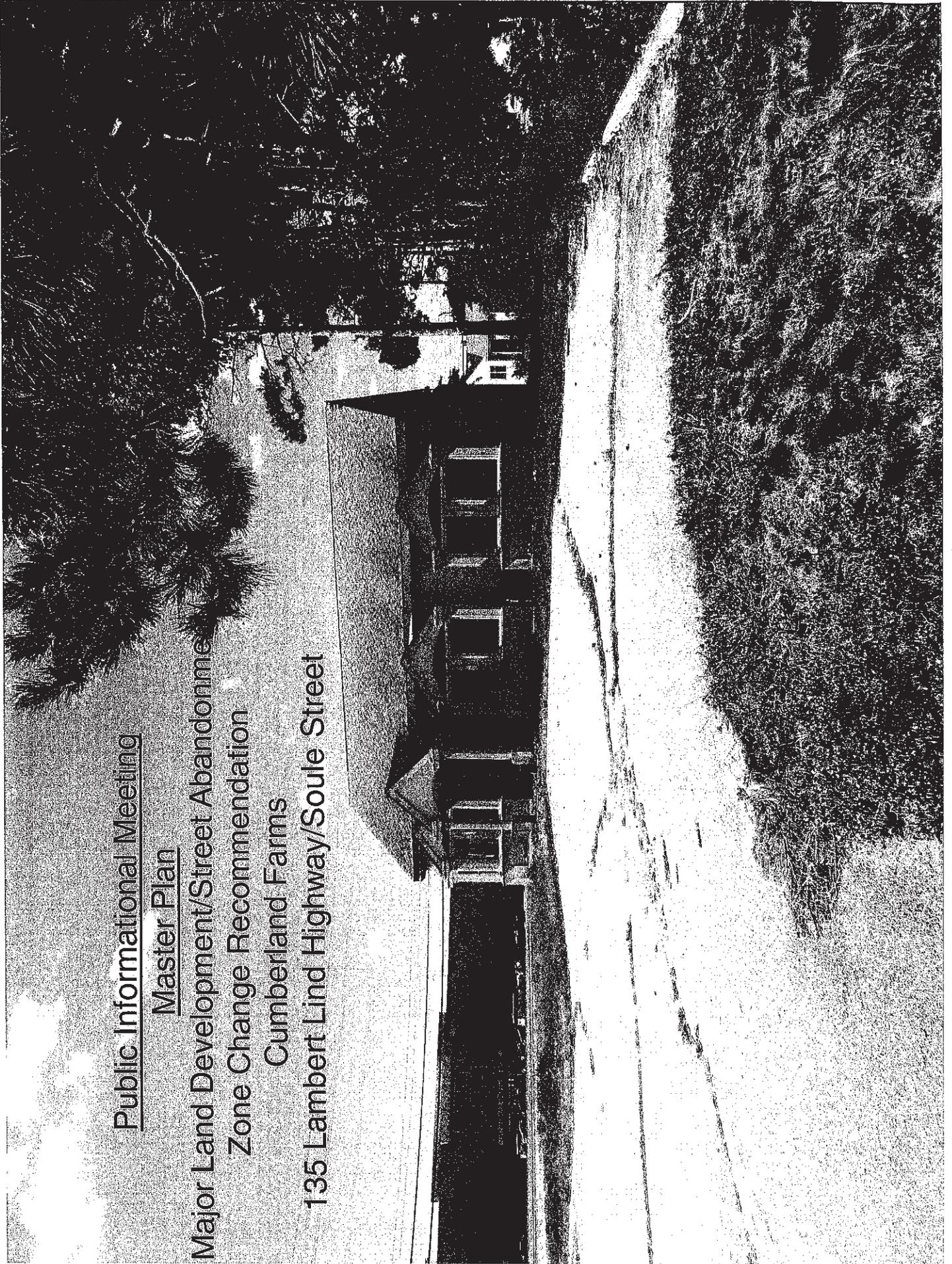
Master Plan

Major Land Development/Street Abandonment

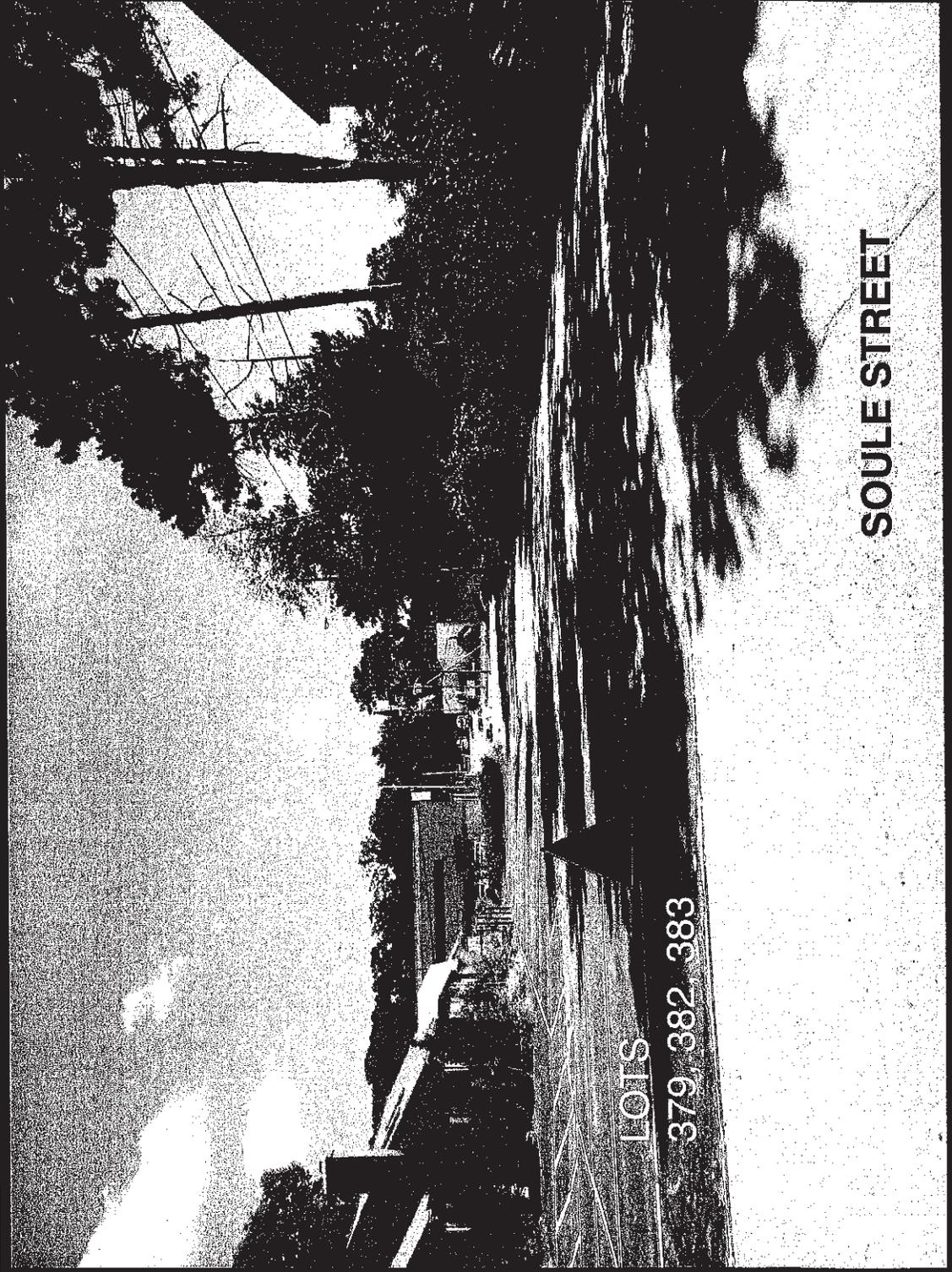
Zone Change Recommendation

Cumberland Farms

135 Lambert Lind Highway/Soule Street



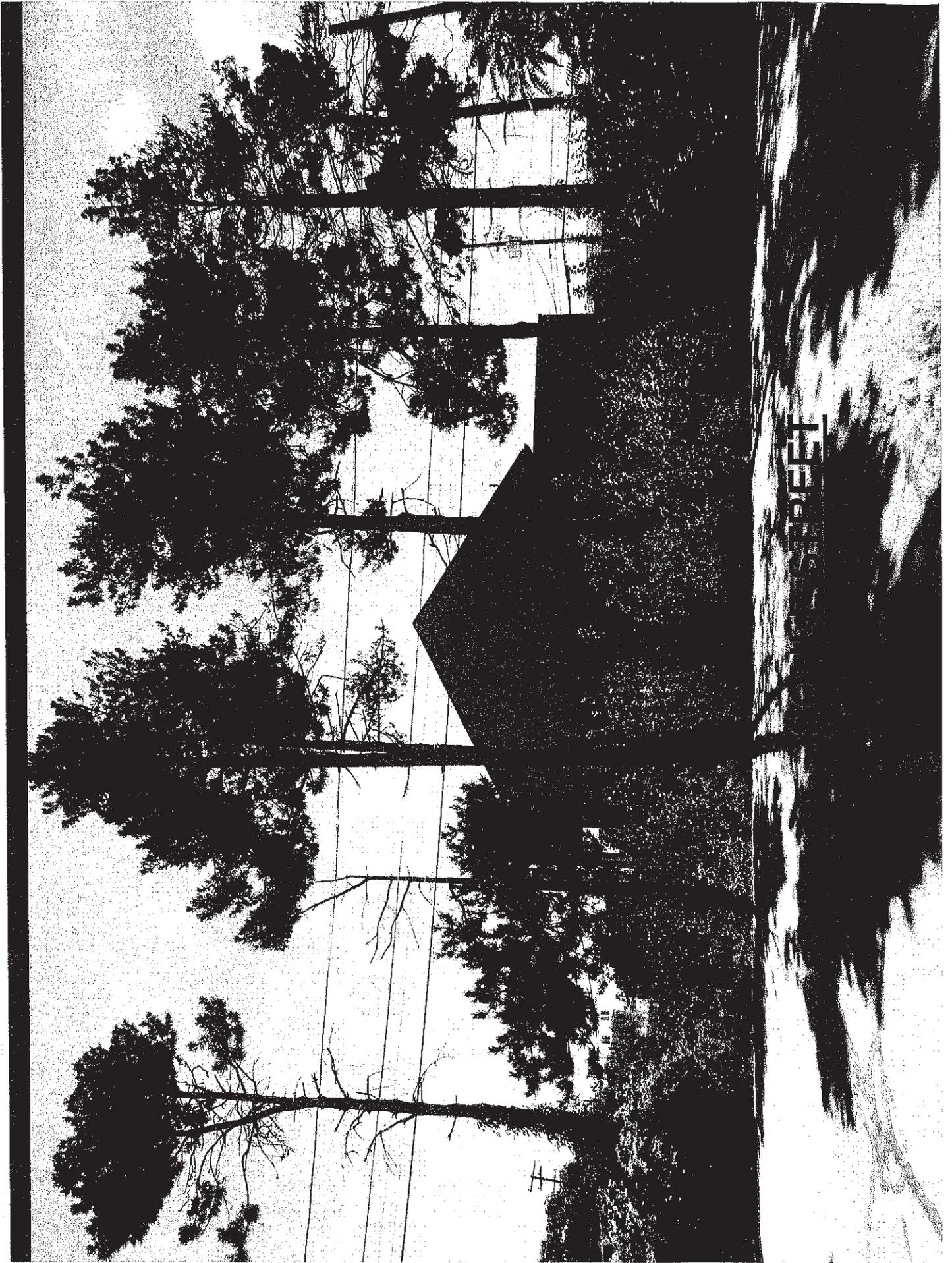
THE APPLICANT IS PROPOSING TO MERGE FIVE (5) EXISTING LOTS AND THE PROPOSED ABANDONMENT PORTION OF SOULE STREET, TO CREATE ONE LOT FOR THE DEVELOPMENT.



LOTS

379, 382, 383

SOULE STREET

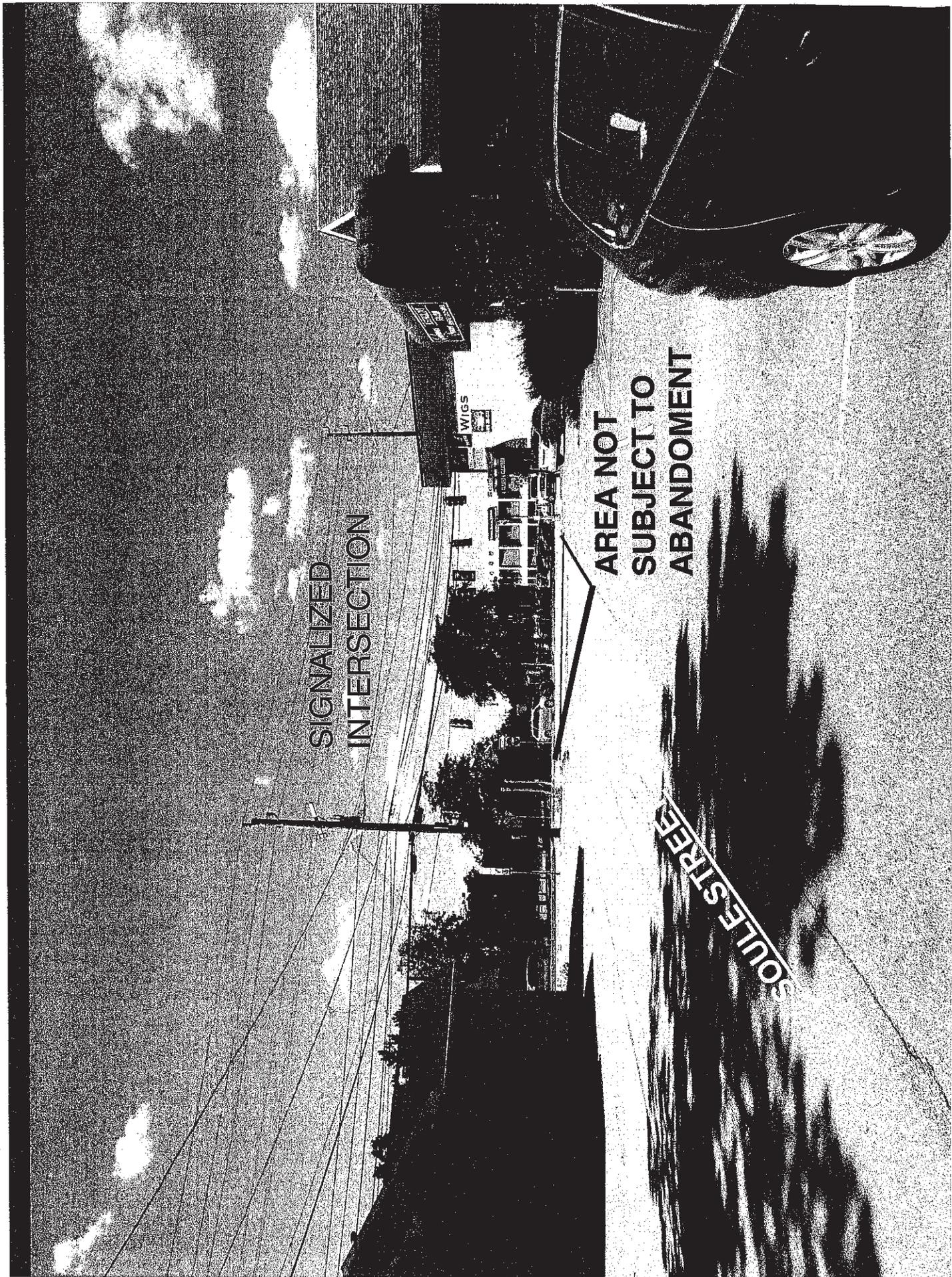


SUNSET STREET

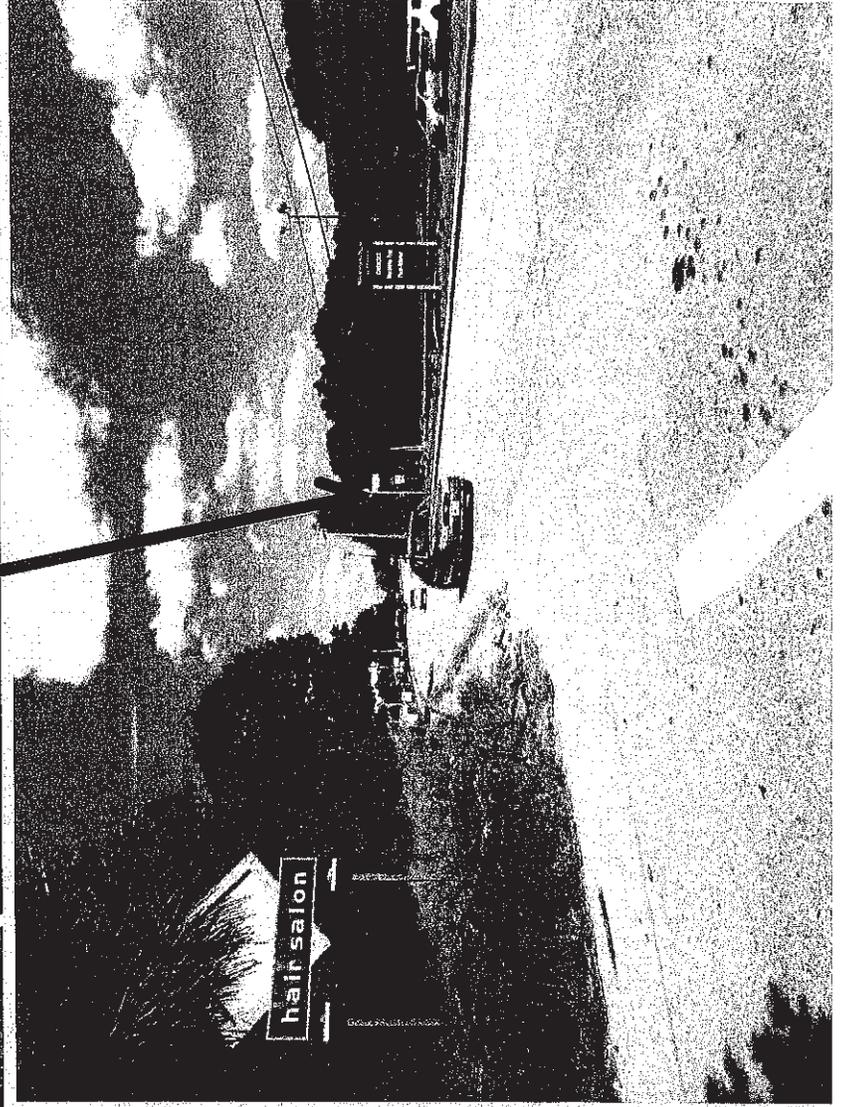
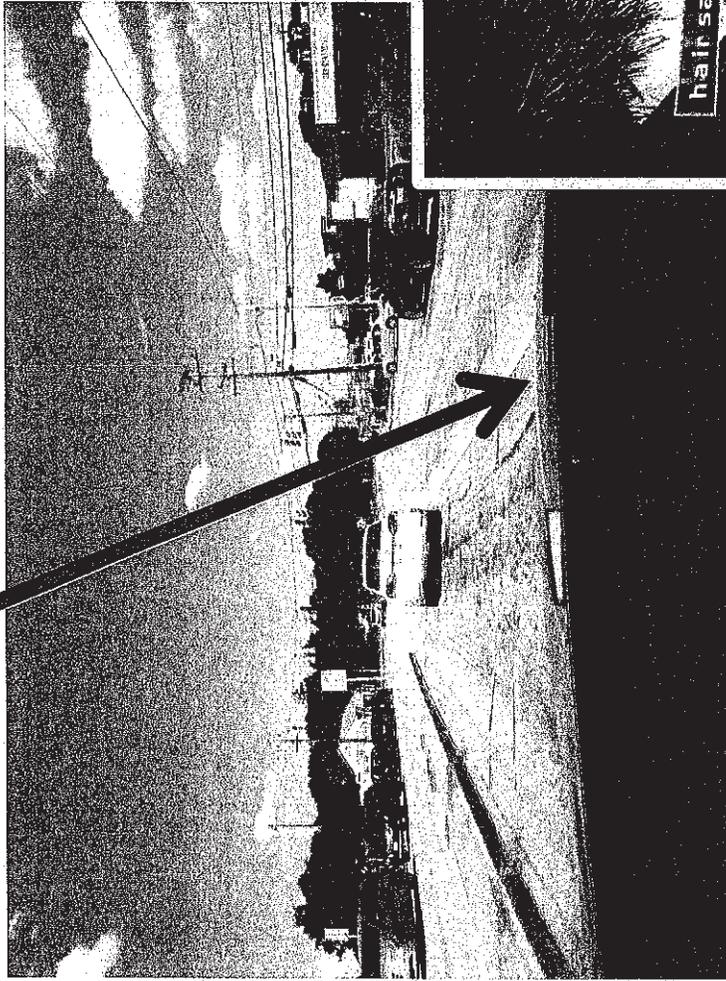
SIGNALIZED
INTERSECTION

AREA NOT
SUBJECT TO
ABANDONMENT

SOULE STREET



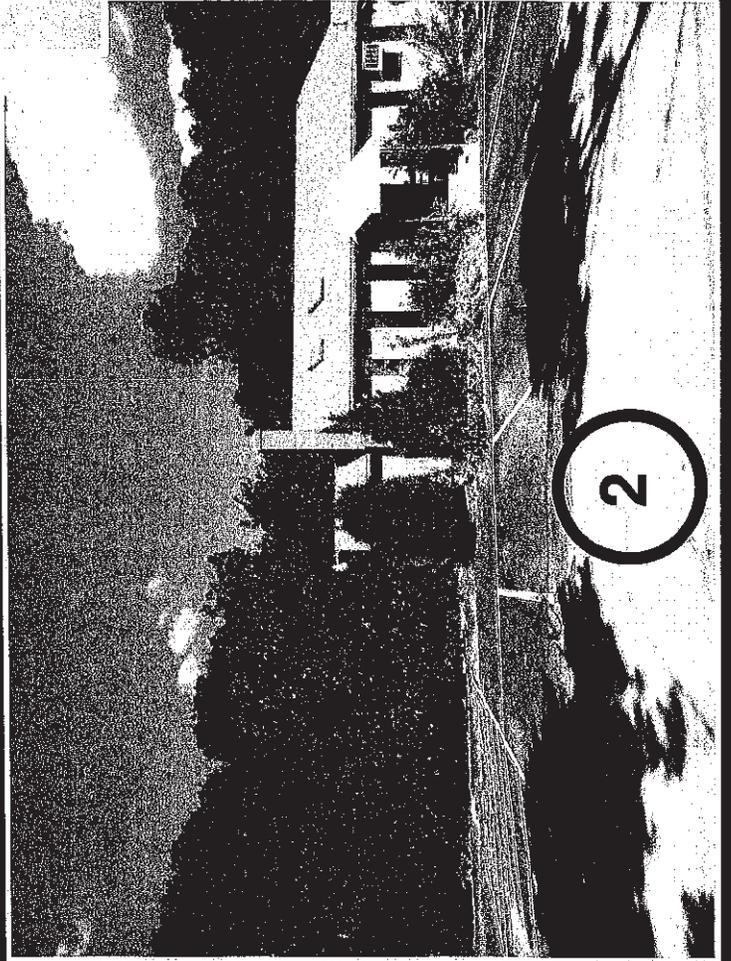
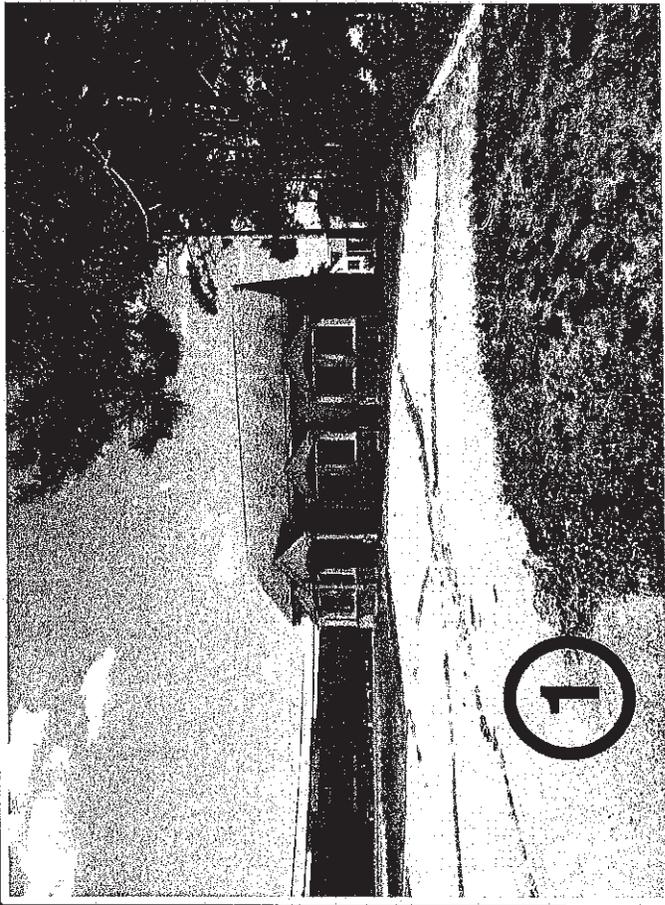
THE SUBJECT PARCEL FRONTS ON LAMBERT LIND HIGHWAY (Route 5),
WEST NATICK ROAD, AND SOULE STREET.



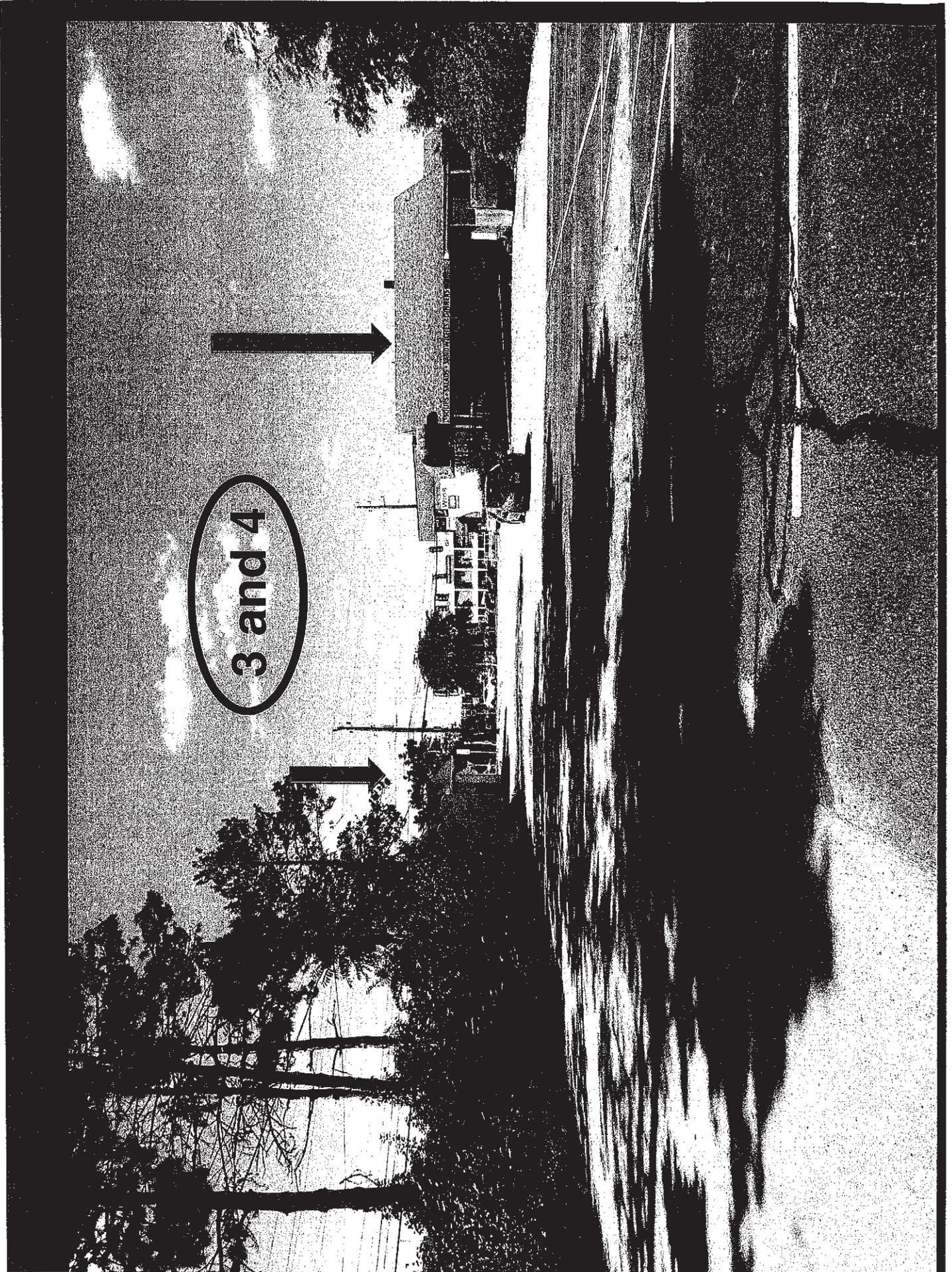
LOOKING
WEST

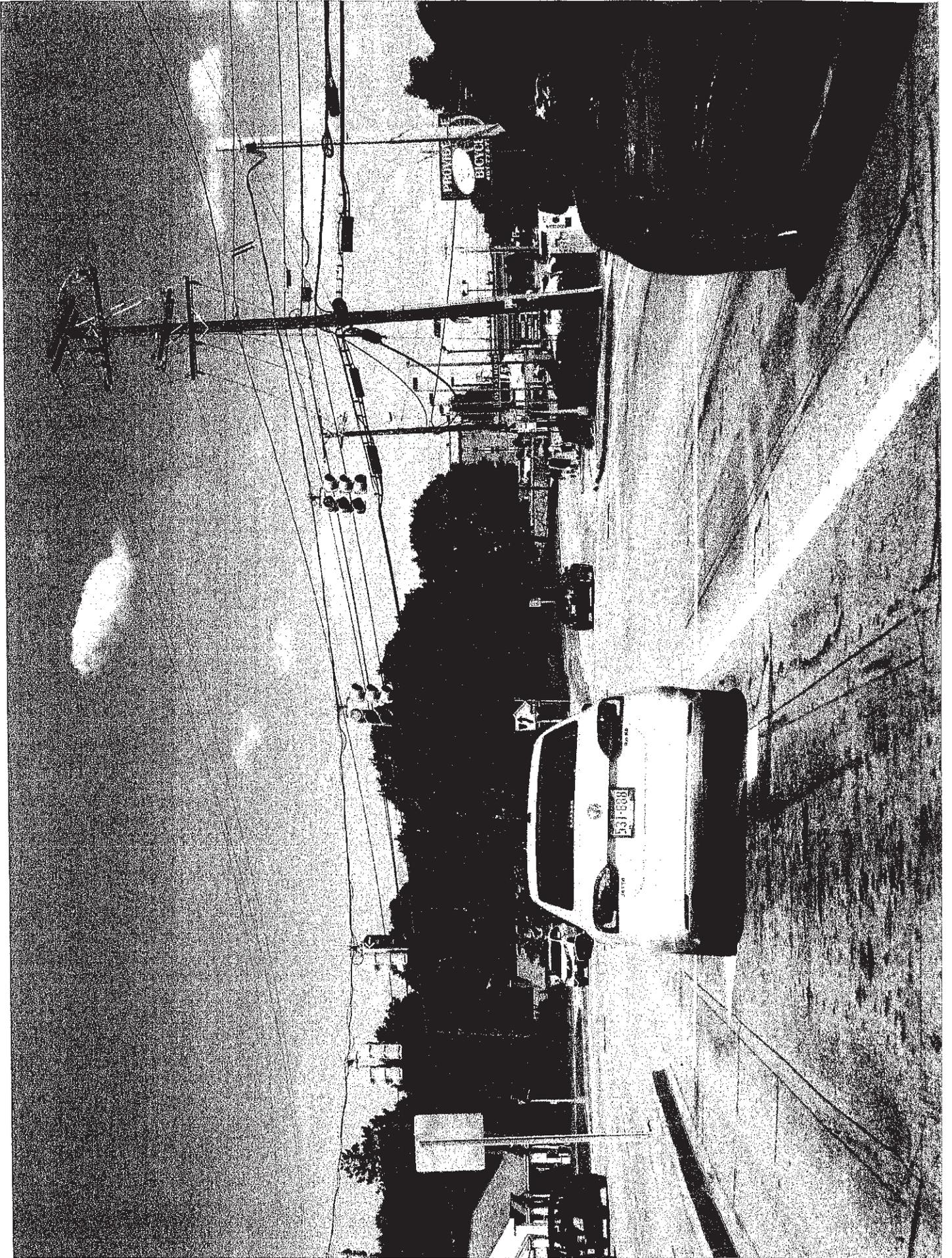
LOOKING
NORTH

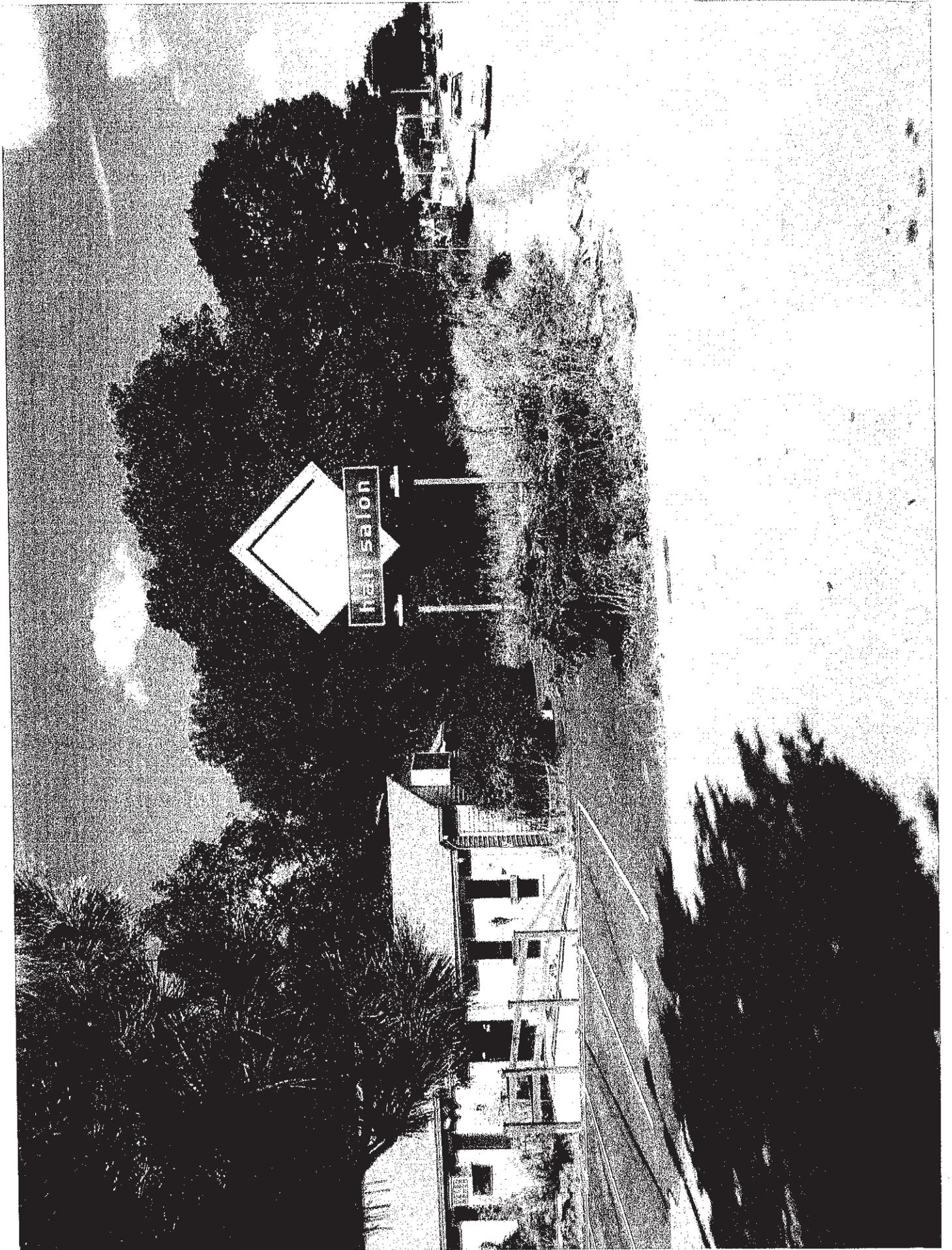
The four (4) existing commercial buildings on the site will be razed, (formerly a hair salon, restaurant, and retail uses.)



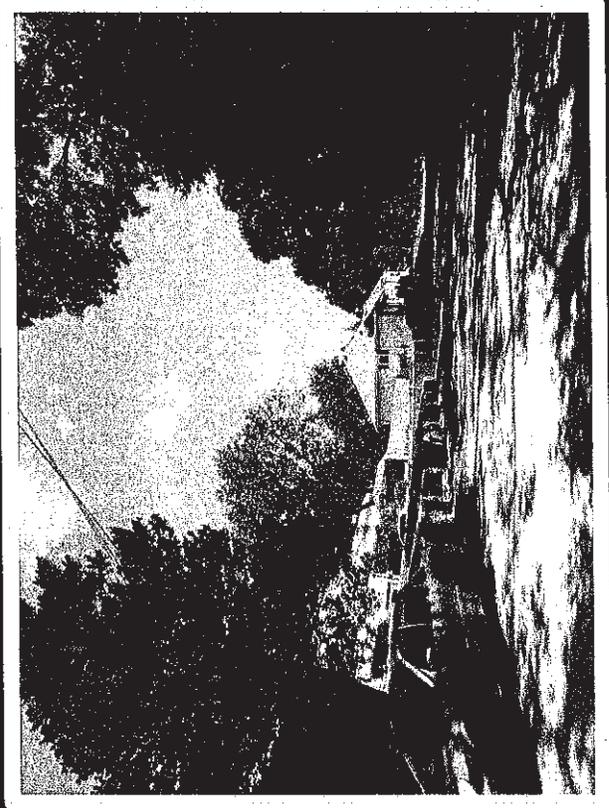
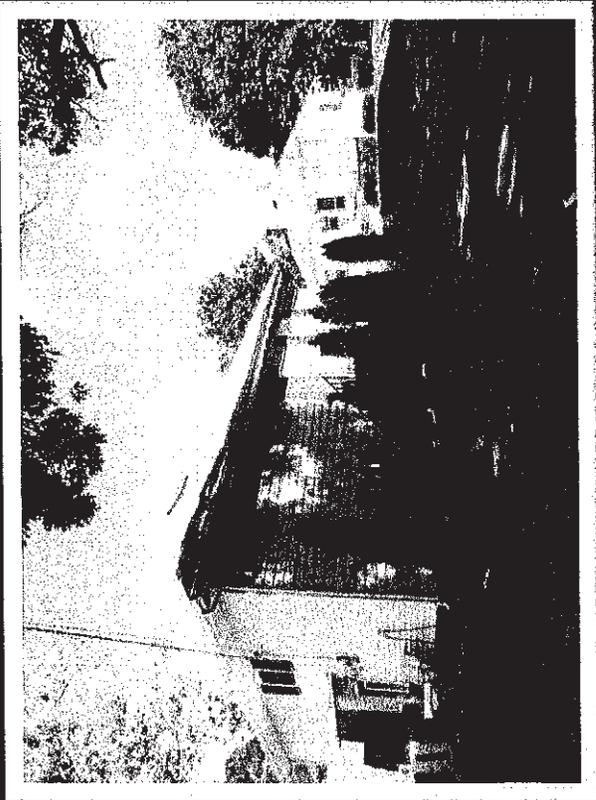
3 and 4







RESIDENTIAL PROPERTIES TO THE NORTHWEST OF SUBJECT SITE



William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

Memo

To: Beverly Hall

From: Trish Reynolds

Date: October 31, 2016

**Re: Department Director's and
Boards and Commissions Reviews**

**Cumberland Farms/Soule Street
Street Abandonment and
Zone Change**

Attached, please find copies from the following Department Directors, City Boards and Commissions, or their designated representative, of the combined review of the proposed abandonment of a portion of Soule Street and a zone change on a portion of the development parcel.

Public Works
Building Department
Water Department
Sewer
Tax Assessor
Fire Department
Warwick Land Trust
Warwick Cemetery Commission
Conservation Commission
Warwick Historic District Commission

REYNOLDS PATRICIA

From: REYNOLDS PATRICIA
Sent: Tuesday, June 07, 2016 11:39 AM
To: PICOZZI DAVID; DeCorte Alfred T; ORourke Daniel P; Burke-Wells, Janine L; OLSEN DAVID C; Celeste Christopher; McLaughlin James G
Cc: Hindinger Eric J; Earls Eric J; Marietti III Peter J
Subject: Director's review and sign off for Soule Street Abandonment and zone change on parcel
Attachments: Soule Street Abandonment.pdf; Director's Review, Soule Street Abandon and Zone Change.pdf

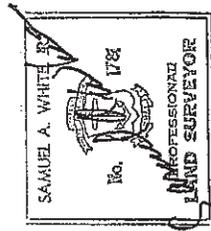
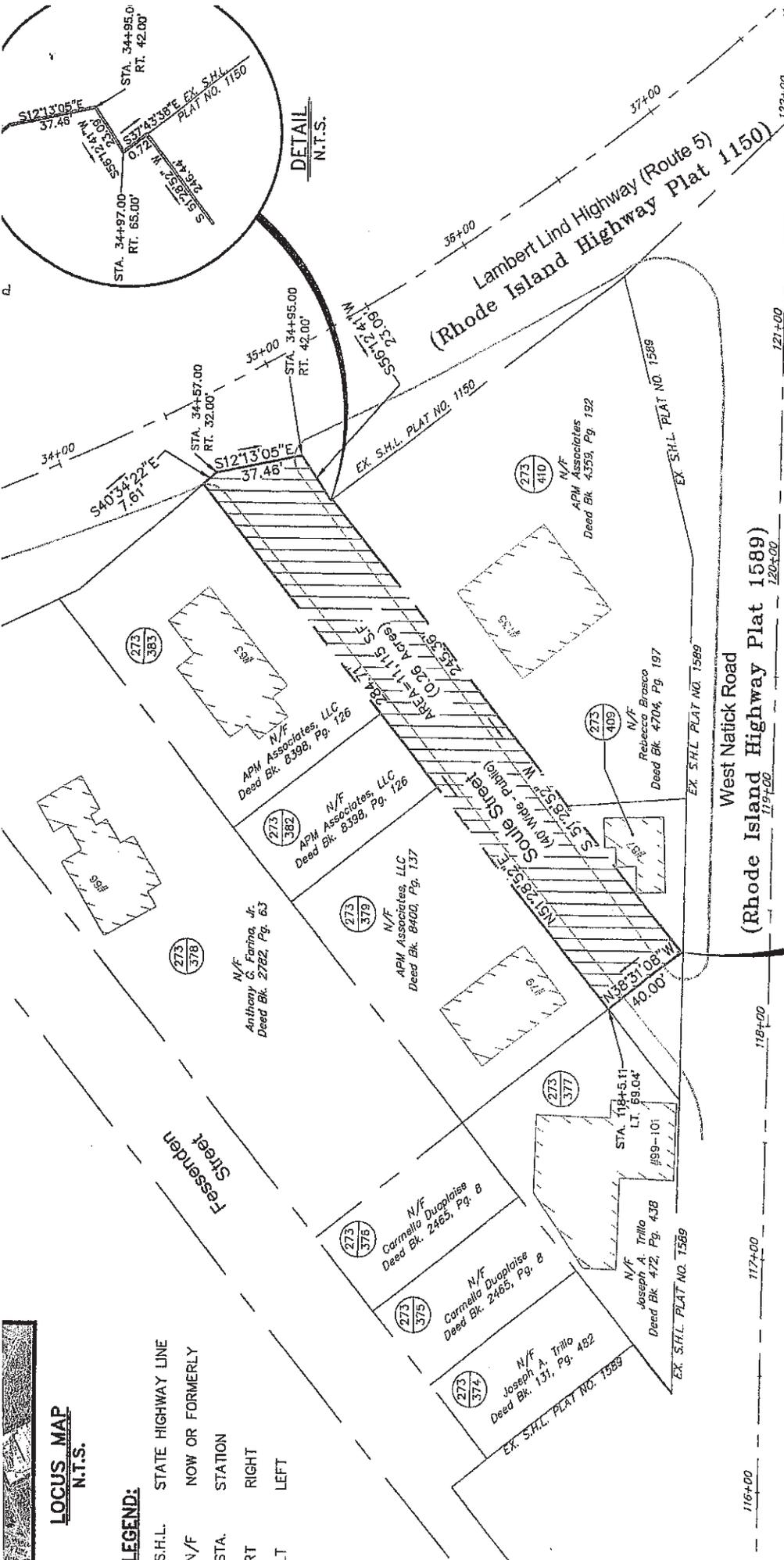
Cumberland Farms is proposing to construct a new convenience store and pumps at 135 Lambert Lind Highway. This proposed development area is an assemblage of 5 lots and the incorporation of a portion of Soule Street. In addition to the proposed abandonment, the Applicant is requesting a zone change on lot 382 and a portion of lot 383. The majority of the development area is zone General Business, with that small area carrying the old zoning designation of residential, A-7. The applicant is proposing to merge the lots within the development area (AP 273, ALs. 379, 382, 383, 409 and 410) to provide for the development. Please feel free to contact me with any questions. Thank you, Trish Reynolds, Senior Planner



LOCUS MAP
N.T.S.

LEGEND:

- S.H.L. STATE HIGHWAY LINE
- N/F NOW OR FORMERLY
- STA. STATION
- RT RIGHT
- LT LEFT

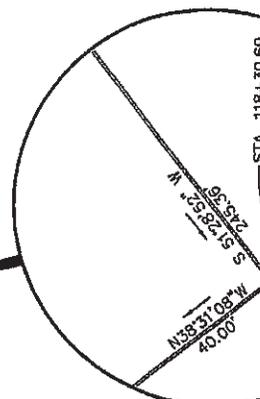


CERTIFICATION:

THIS SURVEY AND PLAN CONFORMS TO THE FOLLOWING CLASS STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF PROFESSIONAL LAND SURVEYORS:

PLAN REFERENCES:

1. "WILLIAM H. RICHMOND DEED NO. 2 BONTAC



DETAIL
N.T.S.

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK

Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

Department Director's Review

TO: David Picozzi, Department of Public Works
Al DeCorte, Building Official
Dan O'Rourke, Water
Janine Burke-Wells, Sewer
David Olson, Tax Collector
Chris Celeste, Tax Assessor
Chief McLaughlin, Fire Department
Colonel McCartney
Warwick Land Trust
Warwick Cemetery Commission
Warwick Historic District Commission
Conservation Commission

FROM: Trish Reynolds, Senior Planner
Planning Department

DATE: June 6, 2016

SUBJECT: Recommendations for:
1. Street Abandonment, Portion of Soule Street
2. Zone Change, Assessor's Plat 273, Lots 382 & portion of 383
Residential A-7 to General Business

APPLICANT:
Cumberland Farms
Attached you will find a sketch of area subject to the proposed
Street Abandonment/Zone Change.

The Applicant is proposing to construct a 4,800 square foot convenience store and canopy over 12 fueling spaces.

The proposed development area is to include a partial abandonment of Soule Street and a zone change on Assessor's lot 382 and a portion of 383, from Residential A-7 to General business to support the redevelopment.

The Applicant is also seeking a recommendation from the Planning Board to the City Council for both actions

Date: _____ Signature: _____

DAVID PICOZZI
DIRECTOR OF PUBLIC WORKS



SCOTT AVEDISIAN
MAYOR

CITY OF WARWICK
DEPARTMENT OF PUBLIC WORKS
925 SANDY LANE • WARWICK, RHODE ISLAND 02889
TEL (401) 738-2000 EXT 6500 • FAX (401) 732-5208
T.D.D. (401) 739-9150

TO: William DePasquale, Director of Planning
FROM: Eric Hindinger - DPW Engineering
DATE: 14 July 2016
RE: Cumberland Farms (WDPW No. 16-052)
135 Lambert Lind Highway
Master Plan – Major Land Development
AP 273 / Lots 379, 382, 383, 409, 410 & a portion of Soule Street

This office has reviewed the Master Plan submission for the referenced project and has the following comments:

1. All plans submitted must comply with “Rules and Regulations for Professional Land Surveying in the State of Rhode Island Effective Date: November 25, 2015”. All survey monumentation must be set prior to recording of the Final Subdivision Plan.
2. The design for the Stormwater Collection system must meet the requirements of the Rhode Island Stormwater Design and Installation Standards Manual, December 2010. Design Engineer must meet with the City of Warwick DPW Engineering Staff to review the proposed drainage system prior to submission to RI DEM or RI DOT.
3. The Operation and Maintenance Plan for the proposed stormwater collection system must be included in the Preliminary submission to the Planning Department.
4. All state permits, including but not limited to RI DEM and RI DOT Physical Alteration Permit, must be obtained prior to Preliminary Plan submission.
5. The Designer must carefully review the access/egress points and internal traffic circulation to ensure the safety of drivers and pedestrian. In particular, the northbound movement of the egress onto Lambert Lind Highway and the westbound traffic entering the site from West Natick Road should be reviewed. Also, measures must be taken to discourage cut through traffic.

Please call me @ 738-2000 x6537 if you have any questions regarding this memorandum.

Note that these comments are from the Engineering Division of the Department of Public Works. Other City Departments may have comments referring to this submission. Please check with the necessary agencies to ensure that all required elements have been satisfied prior to proceeding further. The DPW reserves the right to revise or revoke our comments or opinions in the event that subsequent examination reveals any data indicated on any plan, form, sketch, etc. to be incorrect or additional information is introduced that necessitates revisions.

CC: Eric Earls, City Engineer
Marcus Channell, City Surveyor
Lidia Cruz Abreu, Planning Department

SCOTT AVEDISIAN
MAYOR



ALFRED T. DeCORTE
DIRECTOR & BUILDING OFFICIAL

CITY OF WARWICK
BUILDING DEPARTMENT

3275 POST ROAD • WARWICK, RHODE ISLAND • 02886-7152
Tel (401) 738-2000 (EXT. 6300 or 6314) • Fax (401) 732-5071

MEMORANDUM

To: Trish Reynolds, Senior Planner
Planning Dept.

From: William D. Carosi, Plan Reviewer/Alternate Building Official
Building Department

Date: July 25, 2016

Subject: Major Land Development/Subdivision
Street Abandonment
Zone Change

Project: **Assessor's Plat 273**
Assessor's Lots 379, 382, 383, 409, 410, portion of Soule
Street
135 Lambert Lind Highway/Cumberland Farms

Compliance with the Rhode Island State Building Code required.

There are no issues/comments at this time.

This office reserves the right to comment in the future.

MEMO

To: Trish Reynolds, Senior Planner
From: Daniel O'Rourke, Chief of Water Division *DKR*
Date: June 7, 2016
Re: 135 Lambert Lind Highway

We have reviewed the proposed plan for construction of a new facility (Cumberland Farms) and the abandonment of a portion of Soule St. The comments are as follows:

1. Water is available to the subject property through an existing distribution line on Soule St. Further detail must be provided.
2. Please be advised that the existing line on Soule St crosses Lambert Lind highway and provides water and fire protection to existing buildings on Lambert Lind highway. Any cutting and capping at the existing line **MUST** provide for a new tie-in to the existing eight inch water line on West Natick Rd (approximate distance 150 feet).
3. Any costs associated with this requirement must be paid by the applicant prior to the line being abandoned in the field.

If you have any questions, please contact me at extension 6604.

The Applicant is proposing to construct a 4,800 square foot convenience store and canopy over 12 fueling spaces.

The proposed development area is to include a partial abandonment of Soule Street and a zone change on Assessor's lot 382 and a portion of 383, from Residential A-7 to General business to support the redevelopment.

The Applicant is also seeking a recommendation from the Planning Board to the City Council for both actions

NO OBJECTION

Date: 6/15/16

Signature: *Jam Burke-Wells*

Aaron Guckian
Chairman



Scott Avedisian
Mayor

Janine Burke-Wells
Executive Director

Warwick Sewer Authority
125 Arthur W. Devine Boulevard
Warwick, RI 02886
Voice: (401) 739-4949 • Fax: (401) 739-1414

To: William DePasquale, Director of Planning
From: Janine Burke-Wells, Executive Director
Subject: Plan Review
Plat 273, Lots 379, 382, 383, 409, 410
Cumberland Farms, Lambert Lind Highway
Date: June 15, 2016

The Warwick Sewer Authority (WSA) has reviewed information presented to us for the above referenced plat(s) and lot(s) and has the following comment(s) to offer:

Collection System

1. A cost estimate for 266 feet of 2" force main, including a low pressure service connection, has been completed by WSA and provided to the developer.
2. All work must comply with the guidelines of the WSA.
3. When construction is completed, the property will be connected to the city sewer system.
4. No additional comment at this time.

Industrial/Commercial Pretreatment Program

1. The Industrial Pretreatment Division has reviewed the preliminary plans and finds them generally acceptable.
2. All work must comply with WSA guidelines.
3. No additional comment at this time.

Billing

1. As sewer service is not currently available, there are no sewer assessments. When sewer service is extended using private funds, the property owner will be assessed in accordance with WSA Regulation No. 60 (attached).

The WSA reserves the right to revise or revoke our comments or opinions in the event that subsequent examination reveals any data indicated on any plan, form, sketch, etc. to be incorrect or additional information is introduced that necessitates revisions.

JBW/ifo

cc: Trish Reynolds, City of Warwick Planning Department
Ed Mathias, WSA IPP Inspector (401/468-4725)
John Hannon, WSA Collection System Program Manager (401/468-4721)
William Miranda, WSA Billing Office Manager (401/468-4701)
Donna Flynn, WSA Billing Specialist (401/468-4710)

REGULATION 60

SEWER ASSESSMENT CHARGES

(Originally Approved and Adopted SEPTEMBER 28, 1995)

Revised and Approved JANUARY 26, 2012

If a parcel of land abuts a common sewer and the installation of such common sewer was paid for by private funds and not paid for by expenditure of public funds, then said parcel of land shall be assessed at 53% or the percentage of the pipe and manhole cost embedded in the sewer system over the total sewer system cost as shall be determined from time to time by the Warwick Sewer Authority.

The Applicant is proposing to construct a 4,800 square foot convenience store and canopy over 12 fueling spaces.

The proposed development area is to include a partial abandonment of Soule Street and a zone change on Assessor's lot 382 and a portion of 383, from Residential A-7 to General business to support the redevelopment.

The Applicant is also seeking a recommendation from the Planning Board to the City Council for both actions

Date: 11-9-16 Signature: 

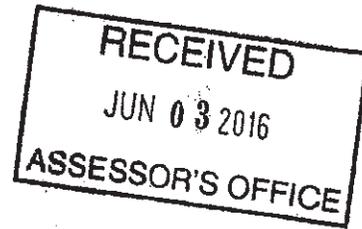
William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK

Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150



MEMORANDUM/Master Plan

To: Eric Hindinger, Engineering
Peter Marietti, Fire Marshall
Dan O'Rourke, Water Division
Bill Carosi, Building Department
Tyomi Kosaka, Tax Assessor's

From: Trish Reynolds, Senior Planner

Date: May 26, 2016

Subject: Major Land Development/Subdivision
Street Abandonment
Zone Change

Project: Assessor's Plat 273,
Assessor's Lots 379, 382, 383, 409, 410, portion of Soule
Street
135 Lambert Lind Highway/Cumberland Farms

The Applicant seeking Master Plan approval for the redevelopment of the above parcels. The project will also include a recommendation to the City Council for the partial abandonment of Soule Street, while will be incorporated into the development area, and a recommendation to the City Council for a zone change on Assessor's Lot 382 and a portion of 383, from Residential A-7 to General Business to support the redevelopment of the parcel for the construction of a new 4,800 square foot convenience store and a canopy over 12 fueling spaces.

The four (4) existing buildings on the site will be demolished to provide for the development.

There will be a separate emails sent for comments on the abandonment of Soule Street and the proposed zone change.

Please review and comment on the attached plans and return comments to this office by June 17th. Your comments are required so that the Planning Board may consider this development project for Master Plan approval. Should you have no comment on the attached plan, local regulations still require that your office sign off on the project.

Comments:

1. Check Record Name and Record Lot
2. Recommendation: A description deed for Record Lot from APM Associates, LLC and Rebecca Bresco to APM Associates, LLC and Rebecca Bresco with Record Name and Record Lot.

*Tyomi Kosaka
Assessor's Office
June 2, 2016*

The Applicant is proposing to construct a 4,800 square foot convenience store and canopy over 12 fueling spaces.

The proposed development area is to include a partial abandonment of Soule Street and a zone change on Assessor's lot 382 and a portion of 383, from Residential A-7 to General business to support the redevelopment.

The Applicant is also seeking a recommendation from the Planning Board to the City Council for both actions

Date:

6-7-16

Signature:

A handwritten signature in black ink, consisting of several overlapping loops and strokes, written over a horizontal line.

ASSESSOR'S OFFICE HAS NO CONCERNS



Peter J. Marietti III
Fire Marshal
Bureau of Fire Prevention

Memo

To Trish Reynolds, Senior Planner
From Peter J. Marietti III, Fire Marshal
Date June 3, 2016
Re Major Land Development/Subdivision/Street Abandonment/Zone Change;
Assessor's Plat 273, Lots 379, 382, 383, 409, 410, portion of Soule Street; 135 Lambert Lind
Highway/Cumberland Farms

No objections at this time.



The following minimum requirements must be provided regarding streets, roadways, turning and parking in proposed private developments and complexes:

- An adequate number of fire hydrants spaced 300 Ft. apart and providing a minimum of 1000 GPM. Sprinklered buildings require a hydrant within 100 Ft. of the Fire Department Connection (FDC).
- All two way travel lanes to have a minimum of 24 Ft. of unobstructed width and an unobstructed vertical clearance of 13'6" to allow for unimpeded access by fire apparatus.
- All corners shall be negotiable by vehicles having an outer tire turning radius of 50 Ft., Left or Right.
- Dead-end roads longer than 150 Ft. must provide turning capabilities for fire apparatus per NFPA 1 (RIFC), 2012 Edition.

Notes: Before issuance of any permits for buildings within the project, the Warwick Fire Department will review all plans for compliance with all life safety codes and issues.

There shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.

111 Veterans Memorial Drive
Warwick, RI 02886
Tel. 401-468-4050
Fax 401-468-4051

The Applicant is proposing to construct a 4,800 square foot convenience store and canopy over 12 fueling spaces.

The proposed development area is to include a partial abandonment of Soule Street and a zone change on Assessor's lot 382 and a portion of 383, from Residential A-7 to General business to support the redevelopment.

The Applicant is also seeking a recommendation from the Planning Board to the City Council for both actions

Date:

6/7/16

Signature:

JUH

The Applicant is proposing to construct a 4,800 square foot convenience store and canopy over 12 fueling spaces.

The proposed development area is to include a partial abandonment of Soule Street and a zone change on Assessor's lot 382 and a portion of 383, from Residential A-7 to General business to support the redevelopment.

The Applicant is also seeking a recommendation from the Planning Board to the City Council for both actions

I HAVE NO OBJECTIONS TO THIS APPLICATION
AT THIS TIME

Date: 11/3/2016

Signature: Col. J.M. McCartney

The Applicant is proposing to construct a 4,800 square foot convenience store and canopy over 12 fueling spaces.

The proposed development area is to include a partial abandonment of Soule Street and a zone change on Assessor's lot 382 and a portion of 383, from Residential A-7 to General business to support the redevelopment.

The Applicant is also seeking a recommendation from the Planning Board to the City Council for both actions

Warwick Land Trust:

Date: 6/6/16 Signature: Susan Cabeceiras

Warwick Cemetery Commission:

Date: 6/16/16 Signature: Susan Cabeceiras

Conservation Commission

Date: 6/16/16 Signature: Susan Cabeceiras

The Applicant is proposing to construct a 4,800 square foot convenience store and canopy over 12 fueling spaces.

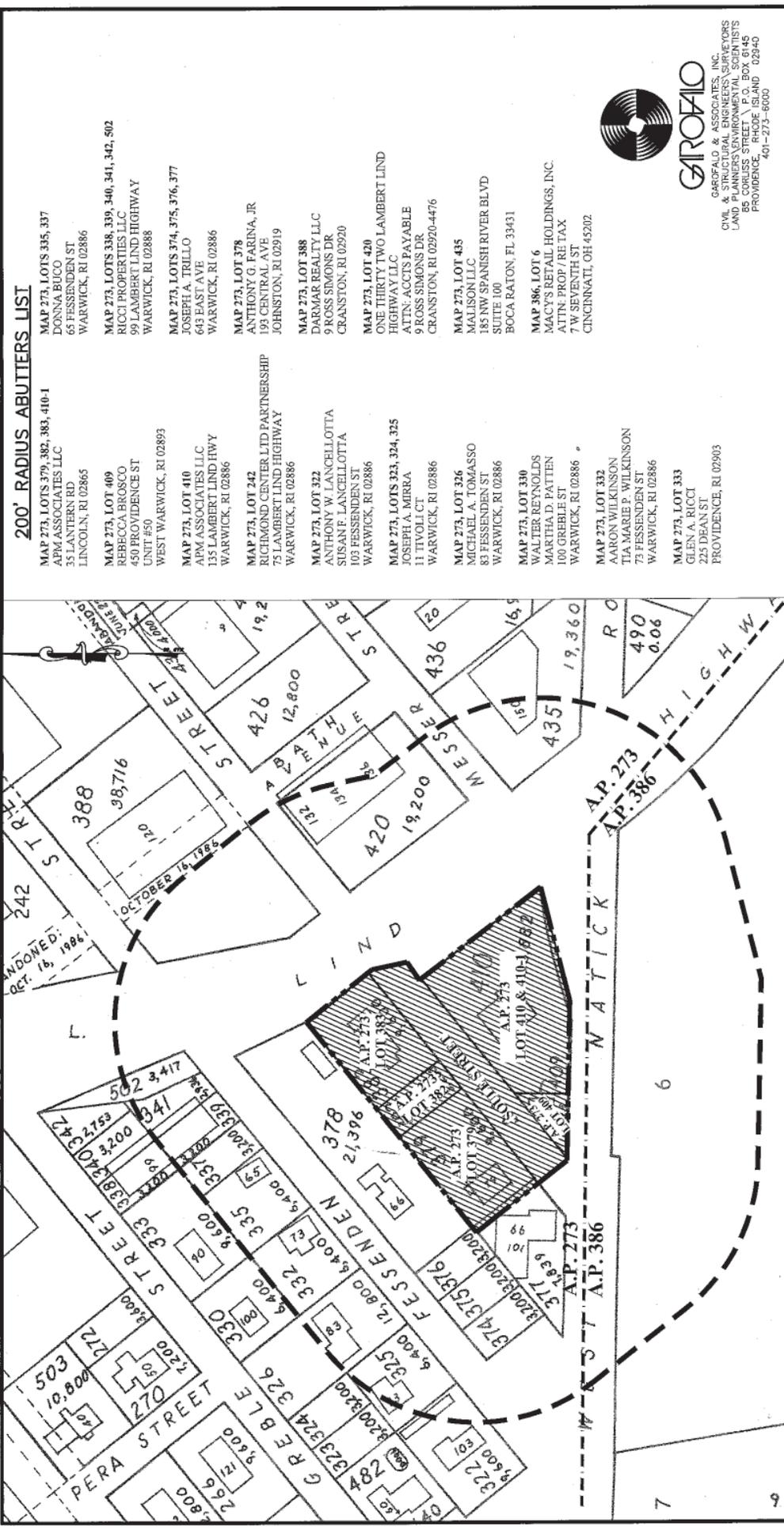
The proposed development area is to include a partial abandonment of Soule Street and a zone change on Assessor's lot 382 and a portion of 383, from Residential A-7 to General business to support the redevelopment.

The Applicant is also seeking a recommendation from the Planning Board to the City Council for both actions

Date: 6/6/16 Signature: Patricia G. P...

FOR THE
WARWICK HISTORIC
DISTRICT COMMISSION

THE ABANDONMENT AND ZONE CHANGE
WILL HAVE NO ADVERSE EFFECT
ON ANY KNOWN HISTORIC RESOURCES.



200' RADIUS ABUTTERS LIST

- MAP 273, LOTS 379, 382, 383, 410-1
APM ASSOCIATES LLC
35 LANTERN RD
LINCOLN, RI 02886
- MAP 273, LOT 409
REBECCA BROSCO
450 PROVIDENCE ST
UNIT #50
WEST WARWICK, RI 02893
- MAP 273, LOT 410
APM ASSOCIATES LLC
135 LAMBERT LIND HWY
WARWICK, RI 02886
- MAP 273, LOT 242
RICHMOND CENTER LID PARTNERSHIP
75 LAMBERT LIND HIGHWAY
WARWICK, RI 02886
- MAP 273, LOT 322
ANTHONY W LANCHELLITTA
SUSAN F LANCHELLITTA
103 FESSENDEN ST
WARWICK, RI 02886
- MAP 273, LOTS 323, 324, 325
JOSEPH A MIRRA
11 THOLO CT
WARWICK, RI 02886
- MAP 273, LOT 326
MICHAEL A. TOMASSO
83 FESSENDEN ST
WARWICK, RI 02886
- MAP 273, LOT 330
WALTER REYNOLDS
MARTHA D. PATTEN
100 GREBLE ST
WARWICK, RI 02886
- MAP 273, LOT 332
AARON WILKINSON
TIA MARIE F. WILKINSON
73 FESSENDEN ST
WARWICK, RI 02886
- MAP 273, LOT 333
GLEN A. RICCI
225 DEAN ST
PROVIDENCE, RI 02903
- MAP 273, LOTS 335, 337
DONNA BUCO
65 FESSENDEN ST
WARWICK, RI 02886
- MAP 273, LOTS 338, 339, 340, 341, 342, 502
RICCI PROPERTIES LLC
99 LAMBERT LIND HIGHWAY
WARWICK, RI 02888
- MAP 273, LOTS 374, 375, 376, 377
JOSEPH A. TRILLO
643 EAST AVE
WARWICK, RI 02886
- MAP 273, LOT 378
ANTHONY G. FARINA, JR
193 CENTRAL AVE
JOHNSTON, RI 02919
- MAP 273, LOT 388
DARMA REALTY LLC
9 ROSS SIMONS DR
CRANSTON, RI 02920
- MAP 273, LOT 420
ONE THIRTY TWO LAMBERT LIND
HIGHWAY LLC
ATTN: ACCTS PAYABLE
9 ROSS SIMONS DR
CRANSTON, RI 02920-4476
- MAP 273, LOT 435
MALISON LLC
185 NW SPANISH RIVER BLVD
SUITE 100
BOCA RATON, FL 33431
- MAP 386, LOT 6
MACY'S RETAIL HOLDINGS, INC.
ATTN: PROP / RE TAX
7 W SEVENTH ST
CINCINNATI, OH 45202



GROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND DEVELOPMENT CONSULTANTS
100 COASTING BLVD
PROVIDENCE, RHODE ISLAND 02940
401-273-6000

**WEST NATTICK ROAD & LAMBERT LIND HIGHWAY (ROUTE 5)
WARWICK, RHODE ISLAND**

Cumberland
F A R M S

200' RADIUS MAP w/ABUTTERS R1.0

SCALE: 1" = 100'
DATE: APRIL 2016
DWG: 6996.01-RADIUS.dwg
DRAWN BY: GAA

CHUMBERLAND FARMS, INC.
100 COASTING BLVD
FRAMMUNGHAM, MA 01702

PARCEL DATA	PARCEL DATA	PARCEL DATA	PARCEL DATA	PARCEL DATA
A.P. 273, LOT 379 N/F JOSEPH A. TRILLO DEED BK. 1946 / PG. 88 LOT AREA: 9,600 S.F.± OR 0.22 ACRE±	A.P. 273, LOT 382 N/F STEPHEN FERRO DEED BK. 3761 / PG. 105 LOT AREA: 3,200 S.F.± OR 0.07 ACRE±	A.P. 273, LOT 383 N/F STEPHEN FERRO DEED BK. 3761 / PG. 105 LOT AREA: 9,872 S.F.± OR 0.23 ACRE±	A.P. 273, LOT 409 N/F REBECCA BROSCO DEED BK. 4704 / PG. 197 #87 WEST NATTICK ROAD LOT AREA: 1,700 S.F.± OR 0.04 ACRE±	A.P. 273, LOT 410 N/F APM ASSOCIATES DEED BK. 4359 / PG. 192 #135 LAMBERT LIND HWY LOT AREA: 20,719 S.F.± OR 0.46 ACRE±

SITE PLANS

FOR PROPOSED



Cumberland

F A R M S

SITUATED AT

135 LAMBERT LIND HIGHWAY WARWICK, RI

A.P. 273

LOTS 379, 382, 383, 409, 410 & PORTIONS OF SOULE STREET



LOCUS MAP
N.T.S.

PREPARED BY:



GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL ENGINEERS AND ARCHITECTS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS
85 CORLISS STREET, P.O. BOX 8145, PROVIDENCE, RI 02940
401-273-0800

OWNERS:

LOTS 379, 382, 383, & 410
APM Associates, LLC
35 Lantern Road
Lincoln, RI 02865

LOT 409
Rebecca Brosco
450 Providence Street, Unit #50
West Warwick, RI 02893

APPLICANT:

TMC CF New England, LLC
501 Pennsylvania Parkway, Suite 160
Indianapolis, IN 46280

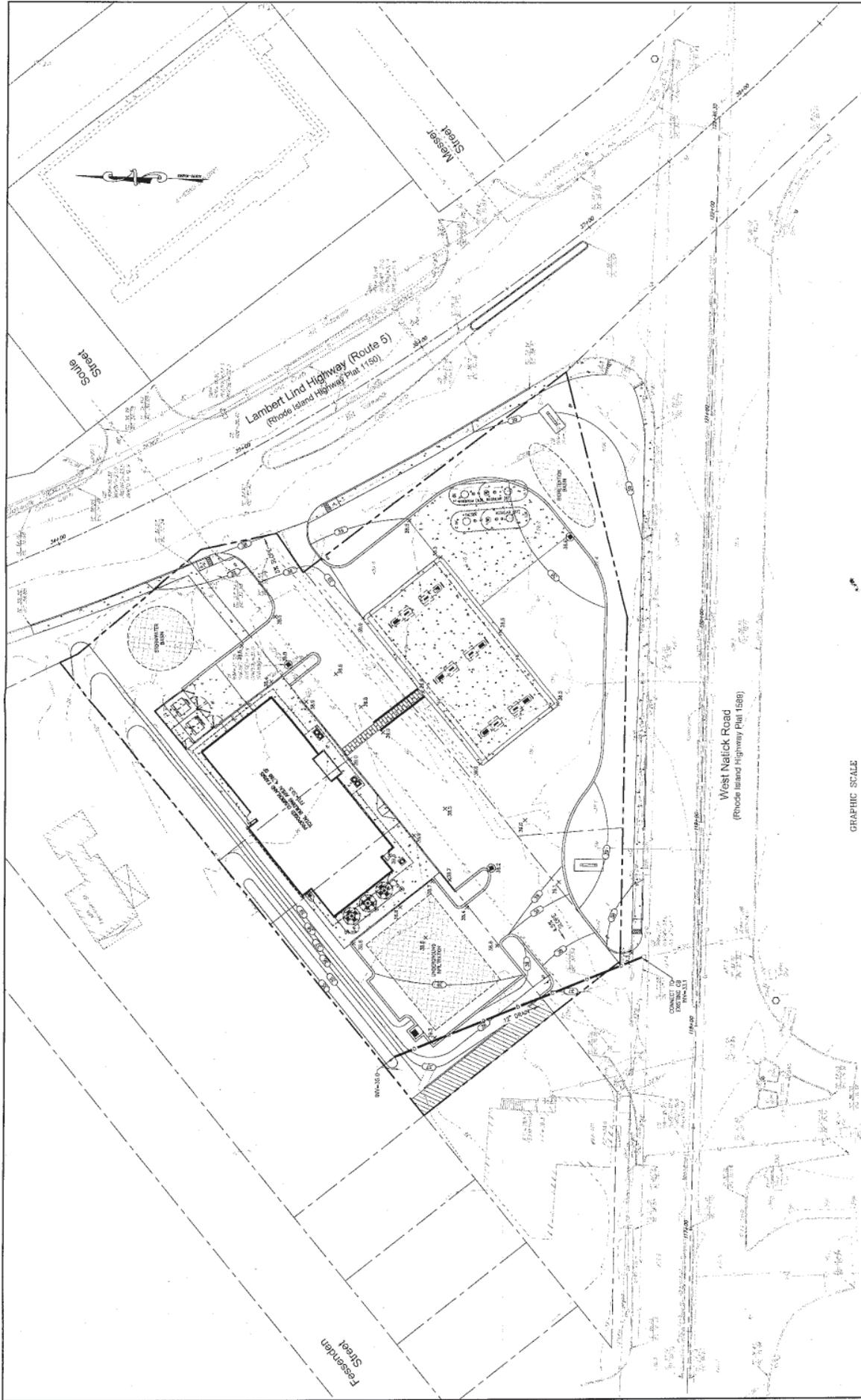
MASTER PLAN
**PLANNING BOARD
APPROVED**
OCTOBER 12, 2016
DATE

SEPTEMBER 14, 2016

SHEET INDEX

NO.	TITLE	REVISED
CP001.0	COVER SHEET	9/14/2016
CP002.0	EXISTING CONDITIONS PLAN 1	9/12/2016
CP002.1	EXISTING CONDITIONS PLAN 2	9/12/2016
CP004.0	SITE PLAN	9/14/2016
CP005.0	GRADING & DRAINAGE PLAN	9/14/2016
CP007.0	UTILITY PLAN	9/14/2016
CP008.0	SITE LANDSCAPE PLAN	9/14/2016

MASTER PLAN SUBMISSION
CP001.0



WARWICK, RHODE ISLAND
 135 LAMBERT LIND HIGHWAY (ROUTE 5)
Cumberland
 GRADING & DRAINAGE PLAN - CFG05.0

NO.	REVISIONS	DATE	BY	CHK'D	APP'D
1	DATE SUBMITTED	12/15/2018			
2	DATE COMPLETED	1/22/2019			
3	DATE OF FIELD SURVEY	1/22/2019			
4	DATE OF DESIGN	1/22/2019			
5	DATE OF REVISION	1/22/2019			
6	DATE OF REVISION	1/22/2019			
7	DATE OF REVISION	1/22/2019			
8	DATE OF REVISION	1/22/2019			
9	DATE OF REVISION	1/22/2019			
10	DATE OF REVISION	1/22/2019			

SECTION 56.217 **SQ. FT.** 129 **ACRES** 1/4 NEW
Storage NEW
Site Storage NEW
Footprint NEW

GRAPHIC SCALE
 1" = 40' (AS SHOWN)
 1" = 80' (AS SHOWN)

GTOPIC
 CIVIL ENGINEERING & ARCHITECTURE
 100 WEST NATICK ROAD
 WARWICK, RHODE ISLAND 02886
 TEL: 401-863-1111
 FAX: 401-863-1112
 WWW.GTOPIC.COM

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

