

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
270 AUSTIN, LLC, PETITIONER

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 Residential A-7 Planned District Residential – Limited (PDR-L) with restrictions, conditions and stipulations.

Lot 178 on Assessor’s Plat 292 as said plat appeared in the Tax Assessor’s office on December 31, 2015 is hereby changed from Residential A-7 to Residential A-7 Planned District Residential – Limited (PDR-L) 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. Relief from dimensional requirements for less than required frontage, lot width, front yard, side yard rear yard and less than required space between buildings is granted but only to the extent as currently exists for the buildings now on the premises as shown on the Plan showing proposed condominiums site plan submitted by Petitioner.
2. That the Petitioner shall submit a Final Development Plan that shall comply with Section 3.02C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective April 1, 1994; Amended November 25, 2015.

- 1 3. That the Petitioner shall receive Preliminary and Final Approval from the City of Warwick
2 Planning Board.
3
4 4. That the Petitioner shall coordinate with the City's Sanitation Division regarding trash and
5 recycling collection.
6
7 5. That the Petitioner shall coordinate with the City's Fire Marshall regarding residential
8 sprinklers.
9
10 6. That all monumentation shall be protected during all phases of construction. Any
11 monumentation that is disturbed or destroyed shall be replaced by the Petitioner.
12
13 7. That the Petitioner shall coordinate with the Planning Department regarding the development
14 of a Landscape Plan. The Petitioner's Arborist shall determine if the existing trees can be
15 adequately preserved and protected during construction, prior to the development of a
16 Landscape Plan. That the Landscape Plan shall include, but not be limited to:
17 • Preservation and Protection of existing mature trees that do not require removal for
18 the new proposed development. (Including drip line tree protection details.)
19 • (1) one 2"-2.5" caliper deciduous shade tree for every 50 feet of lot frontage along
20 Canonchet Avenue.
21 • Vegetative screening and fencing along the property lines.
22 • Removal of pavement/parking along the front-yard of the existing single family
23 dwelling, Unit C, as depicted on the Master Plan dated June 20, 2016. This area
24 shall be loamed and seeded to match the existing front-yards of abutting, City
25 Assessor lots' 177 and 180.
26 • Removal of pavement to the west of Units A & B, as depicted on the Master Plan
27 dated June 20, 2016.
28 •

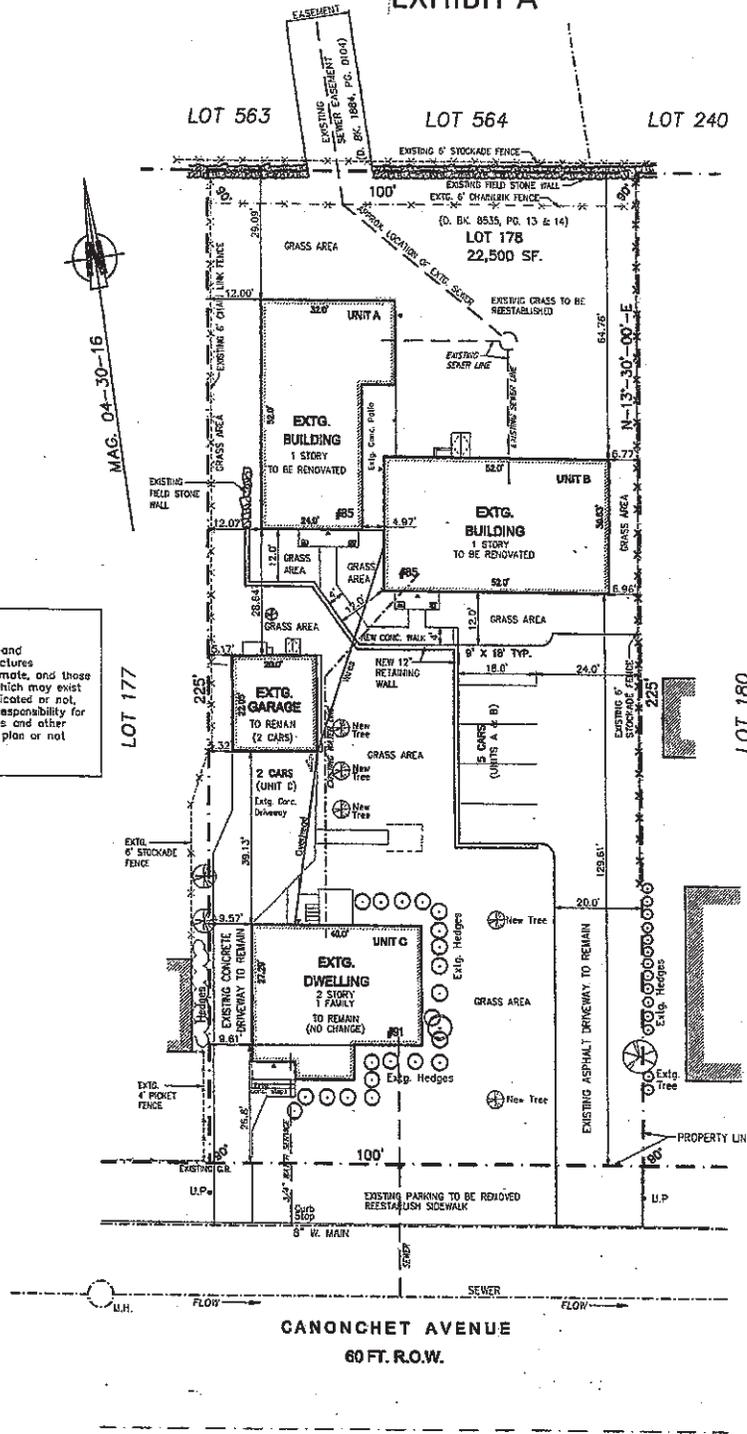
29 Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said
30 changes to be made on the Zoning Map and the Record Book of Lot Classifications.
31

32 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.
33
34
35
36

37 SPONSORED BY: COUNCILMAN COLANTUONO
38

39 COMMITTEE: LAND USE
40

EXHIBIT A



UTILITY DISCLAIMER
 location of existing above ground and underground utilities and structures indicated on this plan are approximate, and those indicated are not necessarily all which may exist on this site. Whether they are indicated or not, the contractor shall assume the responsibility for any and all damages to all utilities and other structures whether shown on this plan or not during work on this project.

91 FRONT & REAR CONONCHET AVE. WARWICK RI ASSESSOR'S PLAT 292 LOT 178

EXISTING A-7 ZONE
 PROPOSED PDR-L MULTIPLE-FAMILY ORD. SEC. 308.3
 MIN. LOT AREA 20,000 SF
 MAX. DENSITY 9 UNITS
 MIN. FRONTAGE 195 FT.
 MIN. LOT WIDTH 195 FT.
 MIN. FRONT COR. SIDE 30 FT.
 MIN. REAR YARD 30 FT.
 MIN. SIDE YARD 20 FT.

EXISTING CONDITION 22,500 SF.
 PROPOSED 3 UNITS
 EXISTING CONDITION 100 FT.
 EXISTING CONDITION 100 FT.
 EXISTING CONDITION LESS THAN 30 FT.
 EXISTING CONDITION 28 FT.
 EXISTING CONDITION (UNIT A 12 FT.) (UNIT B 6.77 FT.) (UNIT C 9.57 FT.) (EXISTING GARAGE 5.17)
 EXISTING CONDITION LESS THAN 35 FT.
 WILL MEET

MAX. STRUCTURE HT. 35 FT
 MIN. LANDSCAPE 20%

THIS SUBJECT LOT NOT TO BE SUBDIVIDED

AREA SHOWN IS IN AN EXISTING A-7 ZONING

LOT 0178 IS PROPOSED TO BE A PDR-L ZONE (MULTIPLE FAMILY) (3 UNITS)

CANONCHET AVENUE
 60 FT. R.O.W.

This Survey And Plan Conform To A Class 1 Standard As Adopted By The Rhode Island Board of Registration For Professional Land Surveyors.

By: Registered Professional Land Surveyor, Date

This Line 20' Long Graphic Scale

DATE	BY
4/21/16	M.E.E.
7/19/2016	A.A.S.
8/01/2016	

NOTE:
 This survey and plan conform to a class 1 standard as adopted by the Rhode Island Board of Registration for professional land surveyors.

I hereby certify that this survey was actually made on the ground as per record description and is correct. There are no encroachments either way across property lines except as shown.

By: Registered Professional Land Surveyor (SEAL) / Date

REFERENCE:

RECORDED PLAT OF "SUBDIVISION OF LOTS 3 AND 4 ON PAWTUCKET BY THE SEA" PLAT CARD 308

WARWICK A.P. 292
 WARWICK SEWER AUTHORITY PLANS CONTRACT #37
 WARWICK WATER

PROJECT OWNER / APPLICANT:

270 AUSTIN LLC.
 380 BROADWAY
 PROVIDENCE RI. 02909

Alexander A. Scungio P.L.S.
 18 Twine Lane
 North Providence, RI 02904
 401-265-9458
 scungiosurvey@gmail.com

WE ARE ON TARGET

- Land Consultant
- Land Surveying
- Plot Development
- Construction Layout

PLAN SHOWING
 PROPOSED CONDOMINIUMS SITE PLAN
 UPON LOT 0178 WARWICK A.P. 292
 LOCATED AT 91 AND 85 CANONCHET AVENUE

PROPOSED SITE PLAN

PS-1

EXHIBIT A

**THE FOLLOWING IS A LEGAL DESCRIPTION FOR LOT 0178 ON WARWICK A.P. 292
LOCATED AT 91 CANONCHET AVE.**

**BEGINNING AT A POINT IN THE NORTHERLY LINE OF CANONCHET AVE., SAID POINT
BEING MARKED BY A GRANITE BOUND SET IN THE GROUND AT THE SOUTHWESTERLY
CORNER OF THE HEREIN DESCRIBED PARCEL.**

**THENCE RUNNING IN A NORTHERLY DIRECTION A DISTANCE OF 225.00 FT. TO A POINT,
SAID POINT BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL.**

**THENCE TURNING AN INTERIOR ANGLE OF 90 DEGREES AND RUNNING IN AN EASTERLY
DIRECTION A DISTANCE OF 100 FT. TO A POINT, SAID POINT BEING THE NORTHEASTERLY
CORNER OF THE HEREIN DESCRIBED PARCEL.**

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DIRECTION IN THE NORTHERLY LINE OF CANONCHET AVE. A DISTANCE OF 100 FT. TO THE
POINT AND PLACE OF BEGINNING.**

**THIS LAST LINE TOGETHER WITH THE FIRST LINE HEREIN DESCRIBED FORM AN INTERIOR
ANGLE OF 90 DEGREES.**

THE ABOVE DESCRIBED PARCEL CONTAINS 22,500 SQ. FT.

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

To the Honorable City Council of Warwick:

Atty Joseph K. Shekarchi

Respectfully represent: 270 Austin 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: 270 Austin llc
380 Broadway (Name)
Providence, RI 02909 (Address)

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

2. Description of Premises: Plat No. 292 Lot(s) No. 0178
Street Canonchet Ave. Ward 1

(Furnish Assessor's Plat and Lot numbers and Name of Street and Ward Number)

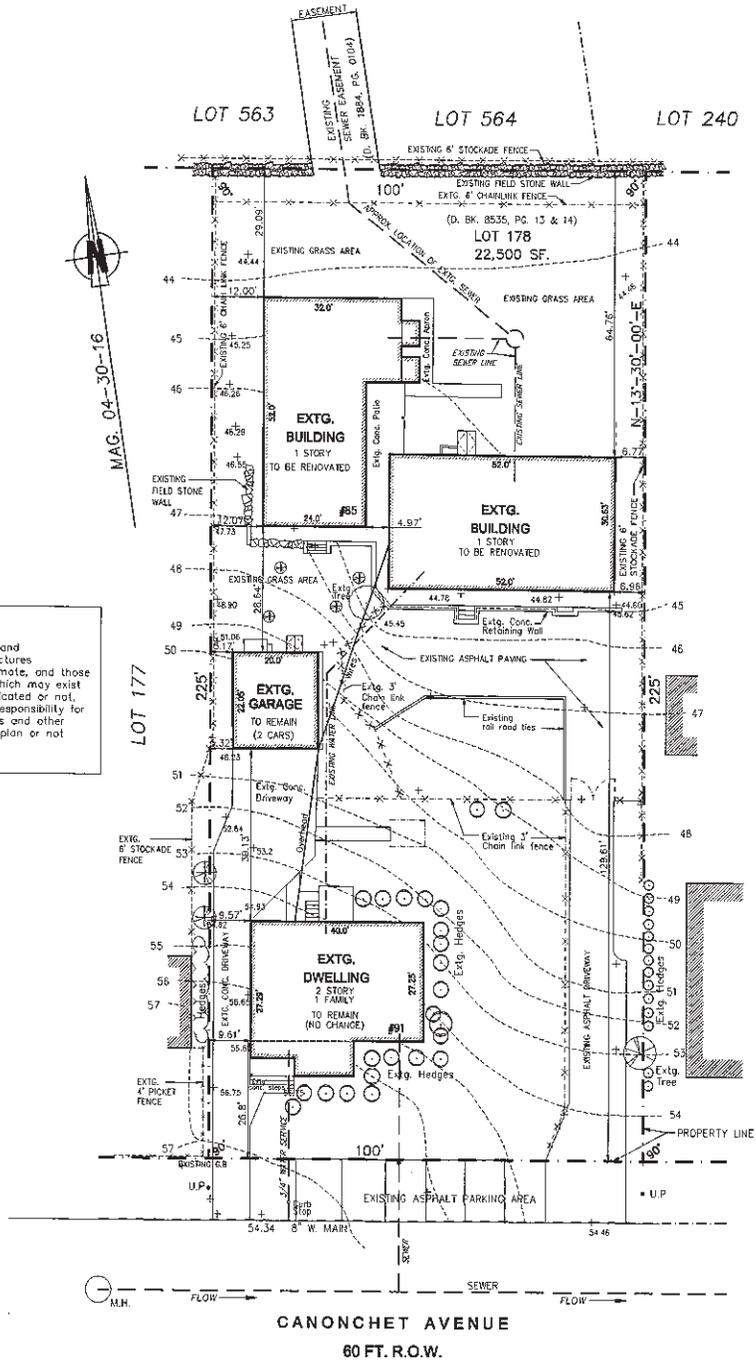
3. Present Zoning Classification: A-7
4. Zoning Change Requested PDR-L Multiple Family
5. Reasons for Proposed Change: There Is More Than One Bldg.
On The Lot At Present Time.

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

To PDR-L

Respectfully Submitted,

[Signature]
1 MICHAEL 270 AUSTIN LLC
(Signature of Owner and Petitioner)



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ENTIRE AREA SHOWN IS IN ZONING DISTRICT A-7

This Survey and Plan Conform to a Class 1 Standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors. By: _____ Registered Professional Land Surveyor, Date: _____ This Line 20' Long Graphic Scale	DRAWN BY: M.E.E. CHECKED BY: A.A.S. DATE: 4/21/16 SCALE: 1"=20' REVISIONS / DATE: 1. 7/19/2016 2. 8/01/2016	NOTE: This survey and plan conform to a class 1 standard as adopted by the Rhode Island Board of Registration for professional Land Surveyors. I hereby certify that this survey was actually made on the ground as per record description and is correct. There are no encroachments either way across property lines except as shown. By: _____ Registered Professional Land Surveyor (SEAL) / Date	REFERENCE: RECORDED PLAT OF "SUBDIVISION OF LOTS 3 AND 4 ON PAWTUCKET BY THE SEA" PLAT CARD 305 WARWICK A.P. 282 WARWICK SEWER AUTHORITY PLANS CONTRACT #97 WARWICK WATER	PROJECT OWNER / APPLICANT: 270 AUSTIN LLC. 380 BROADWAY PROVIDENCE RI. 02909
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Alexander A. Scungio P.L.L.C.
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 North Providence, RI 02904
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WE ARE ON TARGET

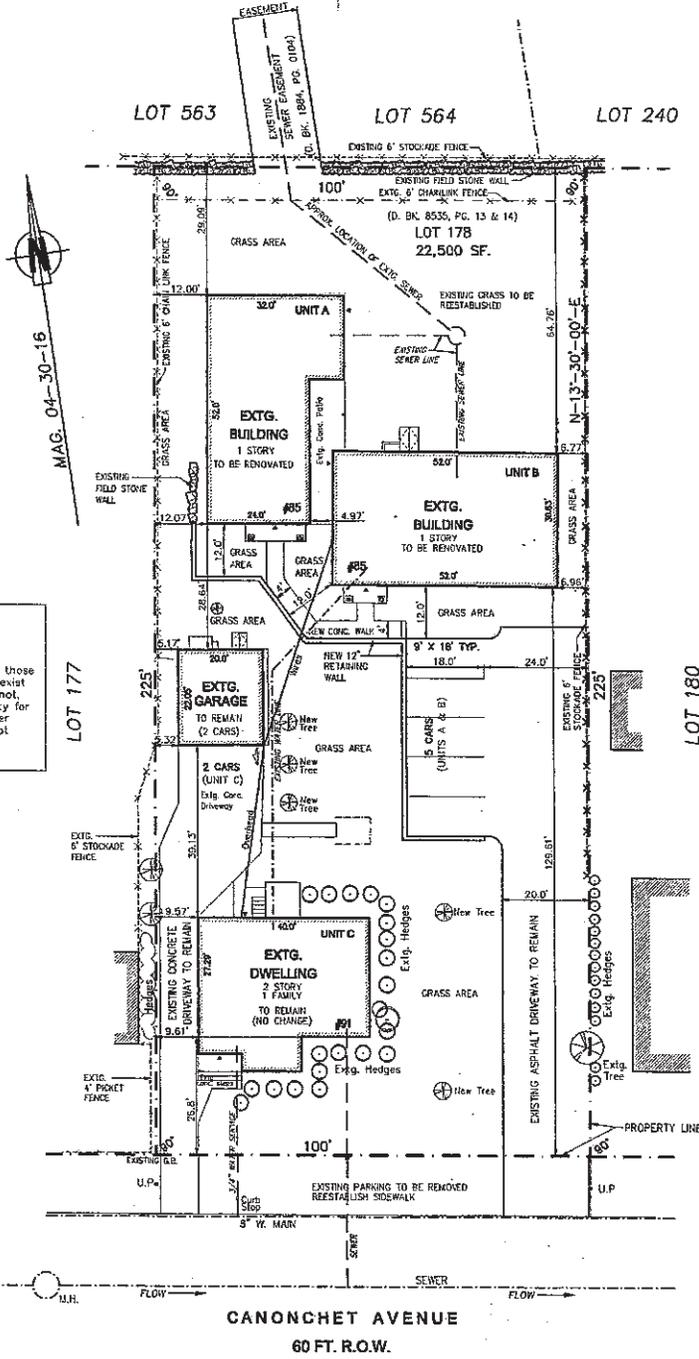
- Land Consultant
- Land Surveying
- Plat Development
- Construction Layout

PLAN SHOWING EXISTING CONDITIONS UPON LOT 0178 WARWICK A.P. 292 LOCATED AT 91 AND 85 CANONCHET AVENUE

EXISTING CONDITIONS

EC-1

1 of 2



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	1. 7/19/2016 2. 5/01/2016	

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PLAN SHOWING PROPOSED CONDOMINIUMS SITE PLAN UPON LOT 0178 WARWICK A.P. 292 LOCATED AT 91 AND 85 CANONCHET AVENUE

PROPOSED SITE PLAN

PS-1

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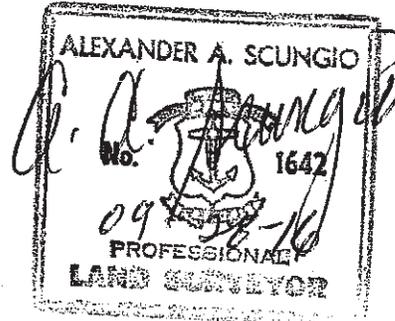
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**THE FOLLOWING IS A LIST OF OWNERS NAMES AND ADDRESSES WITHIN A 200 FT. RADIUS
OF LOT 0178 ON WARWICK ASSESSOR'S PLAT 292 LOCATED AT 91 CANONCHET AVE.**

**PLAT 292 LOT 0079
WHITNEY, MICHAEL T.
& CAROLYN A.
30 LONGWOOD AVE.
WARWICK, RI 02888**

**PLAT 292 LOT 0128
YEATON, CLOBY L.
& VITTENGL, KATIE M.
110 CANONCHET AVE.
WARWICK, RI 02888**

**PLAT 292 LOT 0082
BOICHAT, MARILYN J.
20 LONGWOOD AVE.
WARWICK, RI 02888**

**PLAT 292 LOT 0129
McGUINN RICHARD D. TRUSTEE
6 WAUREGAN DR.
WARWICK, RI 02888**

**PLAT 292 LOT 0084
DEGOS, ANDREA K. BAGNALL
& ALAIN R. DEGOS
16 LONGWOOD AVE.
WARWICK, RI 02888**

**PLAT 292 LOT 0130
MANZI, PATRICK J.
27 LONGWOOD AVE.
WARWICK, RI 02888**

**PLAT 292 LOT 0086
EMET, MARIELLE S.
& STEPHEN F.
10 LONGWOOD AVE.
WARWICK, RI 02888**

**PLAT 292 LOT 0131
THOMAS A. MAGUIRE JR.
EMILY MAGUIRE
94 CANONCHET AVE.
WARWICK, RI 02888**

**PLAT 292 LOT 0088
VICARIO, LINDA J.
4 LONGWOOD AVE.
WARWICK, RI 02888**

**PLAT 292 LOT 0172
LITTLEFIELD, KENNETH R. TRUSTEE
SAN MILAN MERCEDES TRUSTEE
C/O ANNE GIARDINA
162 NARRAGANSETT PKWY.
WARWICK, RI 02888**

**PLAT 292 LOT 0090
GUGLIETTI, KATHRYN A.
72 CANONCHET AVE.
WARWICK, RI 02888**

**PLAT 292 LOT 0173
MORGAN, ANNE J. LIFE ESTATE
MORGAN, JOHN P.
8 FRIENDLY DR.
WARWICK, RI 02888**

**PLAT 292 LOT 0092
BOOHER, PIERSON WILLIAM
& MEGAN ELIZABETH
68 CANONCHET AVE.
WARWICK, RI 02888**

**PLAT 292 LOT 0174
AMY B. MAINELLI &
DOMENIC A. MAINELLI
2 FRIENDLY DR.
WARWICK, RI 02888**

**PLAT 292 LOT 0094
CAVANAUGH, ROLAND RICHARD
& JANET M.
60 CANONCHET AVE
WARWICK, RI 02888**

**PLAT 292 LOT 0175
MCCORMICK, JOHN R.
& JUDITH A.
105 CANONCHET AVE.
WARWICK, RI 02888**

**PLAT 292 LOT 0127
MONTEIRO, KATHERINE A.
37 LONGWOOD AVE.
WARWICK, RI 02888**

**PLAT 292 LOT 0176
FORD, DONNA J.
99 CANONCHET AVE.
WARWICK, RI 02888**

PLAT 292 LOT 0177
ANDREW J. MACMANNIS
& KATHERINE R. EYPOLITE
95 CANONCHET AVE.
WARWICK, RI 02888

PLAT 292 LOT 0178
*APPLICANT / OWNER
270 AUSTIN, LLC
380 BROADWAY
PROVIDENCE, RI 02909

PLAT 292 LOT 0180
CICCONE, DAVID
& SHEILA C.
81 CANONCHET AVE.
WARWICK, RI 02888

PLAT 292 LOT 181
PAMELA R. JONES
77 CANONCHET AVE.
WARWICK, RI 02888

PLAT 292 LOT 0182
BIERNACKI, JESSLYN
120 HARRIS AVE.
WOONSOCKET, RI 02895

PLAT 292 LOT 0184
VAUGHAN, PATRICIA
& HUGH
277 NARRAGANSETT PKWY.
WARWICK, RI 02888

PLAT 292 LOT 0185
BERUBE, EDWARD H.
& MARGARET M.
269 NARRAGANSETT PKWY.
WARWICK, RI 02888

PLAT 292 LOT 0186
MURRY, BERRY JEAN
265 NARRAGANSETT PKWY.
WARWICK, RI 02888

PLAT 292 LOT 0240
INGHAM, RONALD W.
& JANET S.
255 NARRAGANSETT PKWY.
WARWICK, RI 02888

PLAT 292 LOT 0242
ST PIERRE, ROBERT G.
& SUSAN L.
241 NARRAGANSETT PKWY.
WARWICK, RI 02888

PLAT 292 LOT 0556
MARINELLI, RONALD
44 NORTH PEARSON DR.
WARWICK, RI 02888

PLAT 292 LOT0558
JOHN J. CRONIN III
& TODD D. CRONIN
33 NORTH PEARSON DR.
WARWICK, RI 02888

PLAT 292 LOT 0561
SUSI, RONALD V. JR.
36 NORTH PEARSON DR.
WARWICK, RI 02888

PLAT 292 LOT 0562
RIX, SHARON
30 NORTH PEARSON DR.
WARWICK, RI 02888

PLAT 292 LOT 0563
MACDONALD, ROBERT J.
& JOAN T.
20 NORTH PEARSON DR.
WARWICK, RI 02888

PLAT 292 LOT 0564
DUSSEAULT, ALISSA C.
10 NORTH PEARSON DR.
WARWICK, RI 02888

PLAT 292 LOT 0565
VILLEGAS, LYNN M.
15 NORTH PEARSON DR.
WARWICK, RI 02888

OCT 3 2016

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

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

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

DATE: October 3, 2016

SUBJECT: Zone Change Recommendation
Assessor's Plat 292; Assessor's Lot: 178
91 Canonchet Avenue

APPLICANT: 270 Austin LLC

Project Scope

The Applicant is requesting a zone change from A-7 Residential to A-7 Planned District Residential-Limited (PDR-L) 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. The Applicant is requesting a zone change to allow the conversion of (2) two existing commercial units (daycare) to residential units; to allow for a total of (3) three residential units on a 22,500 square foot lot.

Pursuant to the Warwick Zoning Ordinance (WZO) *Table I Section 103* the proposal is eligible for a PDR-L overlay. Accordingly, the Applicant is seeking a recommendation to the City Council for a zone change from A-7 Residential to A-7 Planned District Residential-Limited (PDR-L), to allow for the development of (3) three dwelling units with the following waivers from the City Council:

- Less than required separation between buildings, *WZO Section 308.2 (a) Design Standard*
- Less than requires frontage, and lot width and existing structures with less than required front-yard, side-yard, and rear-yard setbacks, *WZO Section 308.3 (a) PDR-L Development Standard*

At the September 14, 2016 regularly scheduled Planning Board meeting the Board found this proposed Zoning Amendment to be generally consistent with Article 1, "*Purposes and General Statements*" of the City's Development Review Regulations, and further found:

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 Applicant is requesting a Residential A-7 PDR-L Zone Change for three units, which requires 20,000 square feet of land area, 135' frontage and lot width, 30' front and corner side-yard, 20'side-yard and 30' rear-yard setbacks.
3. That the subject property consists of (3) three existing buildings (1) one single family dwelling constructed in 1925; (1) one 30'x50' nursery school building, approved by the Zoning Board of Review in 1950; (1) one 32'x52' nursery school building, approved by the Zoning Board of Review, Petition NO. 2349 in 1967.
4. That the Applicant and the Project's Surveyor held a pre-submission meeting with Planning Staff to review the proposed development and that the Applicant has made revisions to the original plan based on the departmental comments.
5. That, based on the Planning Department's request, the Applicant held a community outreach meeting at City Hall on August 10, 2016 to present the plan, as well as, to gain feedback from the community.
6. That the Project, as proposed, is not in compliance with the standards and provisions of the City's Zoning Ordinance and therefore, requires a City Council Zone Change from A-7 Residential to A-7 Planned District Residential 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.
7. That there are 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 structure; 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.

The Planning Board also found the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

- 103.1 Promote the public health, safety and general welfare of the City.

- 103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.
- 103.3 Provides for orderly growth and development, which recognizes:
- A.) The goals and patterns of land use contained in the Comprehensive Plan of the City of Warwick.
 - B.) The natural Characteristics of the land, including its suitability for use based on soil characteristics, topography, and susceptibility to surface (water) or groundwater pollution
- 103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe and sanitary housing, including opportunities for the establishment of low and moderate income housing.
- 103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

Additionally, the proposal was reviewed by the City's Engineering Division, Sewer Authority, Water Division, Fire Department, Building Department and Assessor's Office which provided Land Development review comments.

Mr. Desmarais, seconded Ms. Stenhouse, made a motion to adopt the Planning Department's findings and to forward a favorable recommendation to the Warwick City Council for the requested zone change from A-7 Residential to A-7 Planned District Residential-Limited (PDR-L), 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 with the following stipulations:

1. That the Applicant shall submit a Final Development Plan that shall comply with Section 3.02C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective April 1, 1994; Amended November 25, 2015.
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4. That the Applicant shall coordinate with the City's Fire Marshall regarding residential sprinklers.
5. That all Monumentation shall be protected during all phases of construction. Any Monumentation that is disturbed or destroyed shall be replaced by the Applicant.
6. That the Applicant shall coordinate with the Planning Department regarding the development of a Landscape Plan. The Applicant's Arborist shall determine if the existing trees can be adequately preserved and protected during construction, prior to the development of a Landscape Plan. That the Landscape Plan shall include, but not be limited to:

- Note the Preservation and Protection of existing mature trees that do not require removal for the new proposed development. (Including drip line tree protection details.)
- 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 the property lines.
- 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.



CITY OF WARWICK
OFFICE OF THE CITY CLERK
3275 POST ROAD
WARWICK, RHODE ISLAND 02886
TEL. (401) 738-2000, ext. 6214
FAX (401) 732-7640

SCOTT AVEDISIAN
MAYOR

JUDY WILD
CITY CLERK

TO: Patricia Reynolds - Historic District Commission
Susan Cabeceiras Land Trust (open space only) and Wildlife & Conservation
Commission Chairman
Kyla Jones - Tax Collector
Eric Earls - DPW Engineering
Christopher Celeste - Tax Assessor
Col. Stephen McCartney -Police

FROM: Judy Wild City Clerk

Date: October 5, 2016

Subject: Zone Change Application

Subject: Zone Change Canonchet Avenue

Name of Applicant: 270 Austin, LLC

Plat: 292

Lot: 178

Address: 91 Canonchet Avenue

Please review and comment on the attached application and return to the Clerk's office no later than **October 14th, 2016**. Your comments are required so that the City Council may consider this application on November 21st. Should you have "no comment" on the attached plan, you are still required to sign off on this memo with a notation that your department does not have any concerns with the application.

Comments:

Date: 10/27/16

Director's signature: Kyla A Jones

For use by Tax Assessor/Collector and Planning Director only (if applicable):

Assessed value of property: _____ Annual taxes: _____

Appraised value of property: _____



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Comments: NO COMMENTS FROM ASSESSOR

Date:

10-5-16

Director's signature:

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SCOTT AVEDISIAN
 MAYOR

JUDY WILD
 CITY CLERK

TO: Patricia Reynolds - Historic District Commission
 Susan Cabeceiras Land Trust (open space only) and Wildlife & Conservation
 Commission Chairman

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Comments: *NO COMMENTS*

Date: 10/5/16

for Director's signature: *[Signature]* DPW

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 MAYOR

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TO: Patricia Reynolds - Historic District Commission
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Comments:

NO COMMENT - WARWICK HISTORIC DISTRICT
 COMM.

Date: 10/24/2016

Director's signature: *Patricia Reynolds* FOR WHDC

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MAYOR

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CITY CLERK

TO: Patricia Reynolds - ~~Historic District Commission~~
Susan Cabeceiras Land Trust (open space only) and Wildlife & Conservation
Commission Chairman

Kyla Jones - Tax Collector
Eric Earls - DPW Engineering

Christopher Celeste - Tax Assessor
Col. Stephen McCartney -Police

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Comments:

no objection -

Date:

10/11/16

Director's signature:

Susan Cabeceiras

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Annual taxes: _____

Appraised value of property: _____

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: Lidia Cruz-Abreu, Planning

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

Date: June 24, 2016

Subject: Review/Comments to Planning Board

Project: **Major Land Development/Zone Change/85 & 91 Canonchet
Avenue/Master Plan
Assessor's Plat 292, Lot 178
Canonchet Avenue**

There are no issues/comments at this time.

This office reserves the right to comment in the future.

Aaron Gucklan
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: Master Plan Review
Plat 292, Lot 178 (85 & 91 Canonchet Avenue)
Date: May 27, 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. On the main drain line exiting the building, a backwater (check) valve must be installed, outside near the foundation.
2. A cleanout must also be installed downstream and near the backwater valve.

Industrial/Commercial Pretreatment Program

No comments (not applicable)

Billing

1. The sewer assessment on this parcel has been paid in full.

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//fo

cc: Lidia Cruz-Abreu, Warwick Planning Department
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)



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SCOTT AVEDISIAN
MAYOR

JUDY WILD
CITY CLERK

TO: Patricia Reynolds - Historic District Commission
Susan Cabeceiras Land Trust (open space only) and Wildlife & Conservation
Commission Chairman
Kyla Jones - Tax Collector
Eric Earls - DPW Engineering
Dan O'Rourke - Water Division
Christopher Celeste - Tax Assessor
Col. Stephen McCartney - Police

FROM: Judy Wild City Clerk

Date: October 5, 2016

Subject: Zone Change Application

Subject: Zone Change Canonchet Avenue

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Address: 91 Canonchet Avenue

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Comments: WATER IS AVAILCABLE TO THE SUBJECT
PROPERTY THROUGH AN EXISTING DISTRIBUTION LINE

Date: 10/5/16

Director's signature: Dan O'Rourke

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Appraised value of property: _____



Peter J. Marietti III
Fire Marshal
Bureau of Fire Prevention

Memo

To Lidia Cruz-Abreu, Planning
From Peter J. Marietti III, Fire Marshal
Date June 29, 2016
Re Major Land Development/91 Canonchet Avenue/Master Plan/Assessor's Plat 292,
Lot 178 - Canonchet Avenue

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



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Comments: NO COMMENT AT THIS TIME.

Date: 10/5/2016

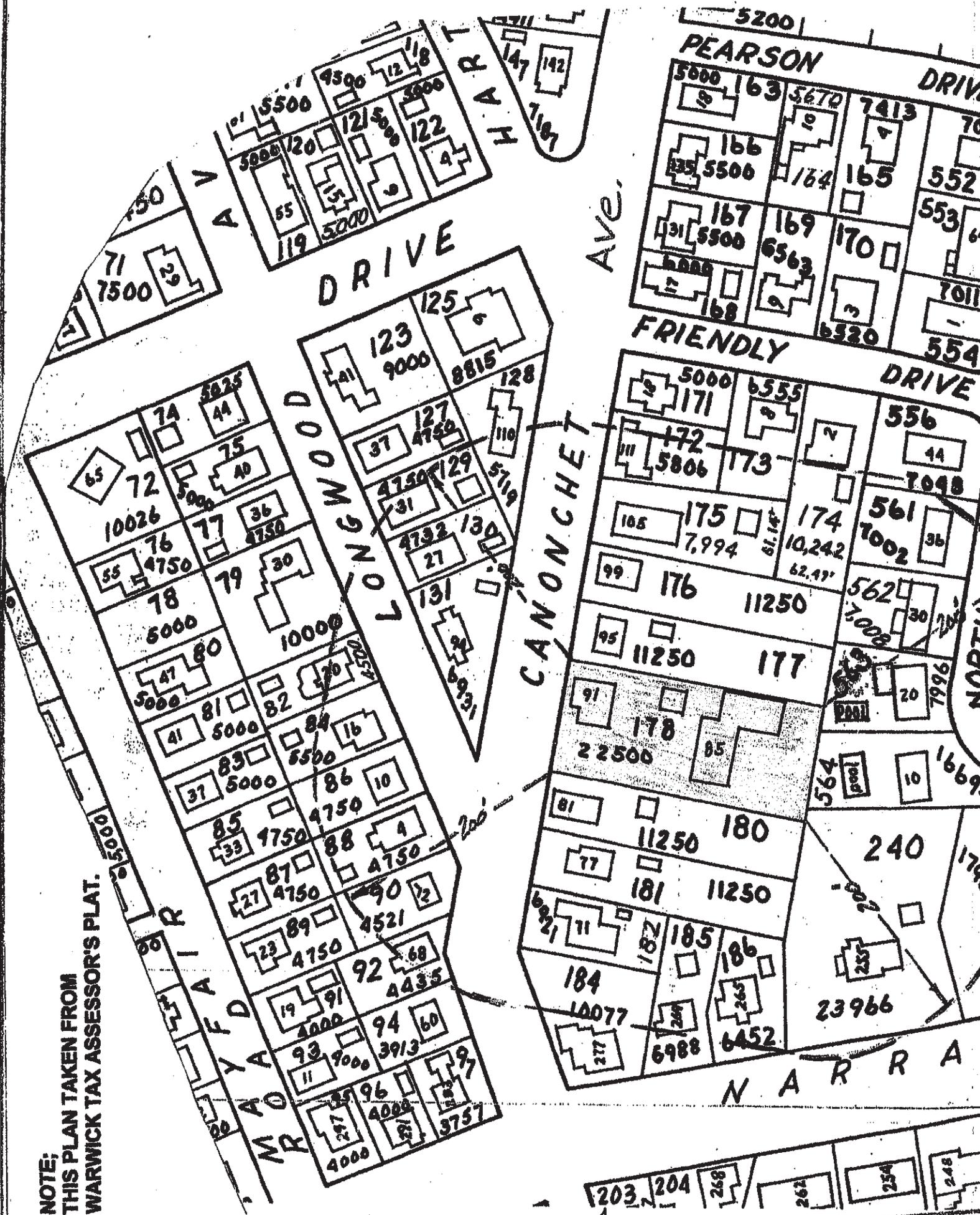
Director's signature: Col. Stephen McCartney

For use by Tax Assessor/Collector and Planning Director only (if applicable):

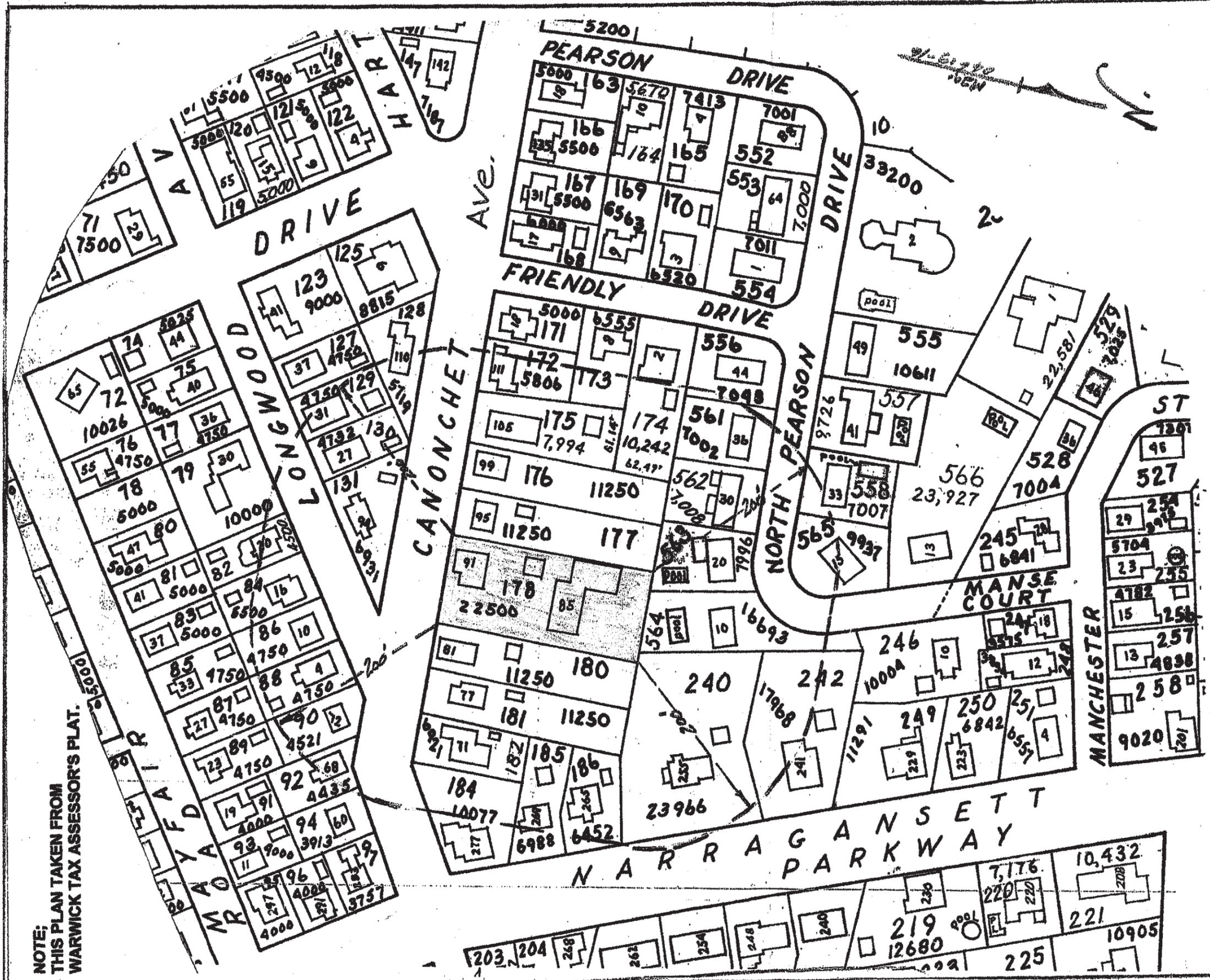
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NOTE:
THIS PLAN TAKEN FROM
WARWICK TAX ASSESSOR'S PLAT.



NOTE:
THIS PLAN TAKEN FROM
WARWICK TAX ASSESSOR'S PLAT.



**PLAN SHOWING A 200 FT. RADIUS FROM CORNERS OF LOT 0178
WARWICK ASSESSOR'S PLAT 292 SCALE 1" : 100'**

Alexander A. Scungio P.L.S.
18 Twins Lane
North Providence, RI 02904
401-265-9658
scungiosurvey@gmail.com

WE ARE
WARE

- Land Consultant
- Land Surveying
- Plat Development
- Construction Layout

ON TARGET

ALEXANDER A. SCUNGIO

 PROFESSIONAL
 LAND SURVEYOR

ENTIRE AREA SHOWN IS IN ZONE A-7

THIS PLAN COMPILED APRIL 19, 2016
FOR 270 AUSTIN L.L.C.