

**City of Warwick Planning Board
Meeting Minutes
Wednesday, August 19, 2015**

Members Present: James Desmarais
Vincent Gambardella
Thomas Kiernan
Chelsea Siefert
Philip Slocum

Member Absent: Laura Pisaturo
Cynthia Gerlach
Steve Horowitz
Sue Stenhouse

Also in attendance: Patricia Reynolds, Senior Planner
Lidia Cruz-Abreu, Planning Specialist
Eric Hindinger, Engineer Project Manager
Robert Sgroi, Solicitor

Chairman Slocum called the meeting to order at 6:00 pm.

The Chairman advised the public that the Agenda would be heard out of order.

Public Hearing
Major Change to a previously approved
Major Land Development Project
305 Centerville Road
Office Building

Applicant: Shoreline Properties, Inc.
Location: 305 Centerville Road and Orchard Avenue
Assessor's Plat: 247
Lot(s): 031
Zone: Office
Land Area: 23,337 square feet
Number of lots: 1
Engineer: Jeffrey J. Campopiano PE
Ward: 09

The Planning Department requested that the above-referenced Application be continued to the September 9, 2015 Planning Board Meeting.

Mr. Kiernan; seconded by Mr. Desmarais, made a motion to open and continue the Public Hearing, all in favor, none opposed.

Public Hearing
Major Subdivision
Warwick Neck Avenue
Preliminary

Location:	96 Warwick Neck Avenue
Assessor's Plat:	357
Assessor's Lot:	34
Applicant:	H. A. Fisher Homes
Zoned:	A-7 (Residential)
Land Area:	1.8 Acres
Ward:	5
Engineer:	DiPrete Engineering

Project Scope

Mr. Sanford Resnick, ESQ, Resnick and Caffrey; represented the Applicant which was requesting Preliminary Approval of a Major Subdivision. The Applicant proposed to subdivide (1) one, 1.80 acre lot to create (7) seven new conforming lots for the development of single-family dwellings. The site will be accessed via a new street with a sidewalk on one side only.

Mr. Resnick stated that he had read the Planning Department's Findings and Recommendations and was in agreement with all.

Mr. Hugh Fisher stated that he had a Landscape Plan under review by the City's Landscape Project Coordinator and that any revisions to the stone wall along Warwick Neck Avenue would be consistent with the Historic District Commission Approval.

Being no further testimony, Mr. Gambardella, seconded by Mr. Kiernan, made a motion to open the Public Hearing. All in favor; none opposed.

Being no Public testimony, Mr. Kiernan, seconded by Mr. Gambardella, made a motion to close the Public Hearing. All in favor; none opposed.

Being no further presentations, the Board heard the Planning Department's Findings and Recommendations, which were as follows:

Planning Department Findings

The Planning Department finds this proposal to be generally-consistent with Article 1, "*Purposes and General Statements* of the City's Development Review Regulations and further finds:

1. That the proposed development is generally consistent with the Comprehensive Community Plan, and consistent with the existing neighborhood, having lots within the 200' radius containing single-family dwellings that meet and/or exceed the A-7 Residential zoning requirements.
2. That the subject property is located along Warwick Neck Avenue, and is identified as Assessor's Plat: 357, Assessor's Lot: 34.
3. That the Applicant proposes to subdivide (1) one, 1.80 acre lot to create (7) seven new conforming lots for the development of single-family dwellings.
4. That the site will be accessed via a new street with a sidewalk on one side only.
5. That there are large, mature specimen trees throughout the property.
6. That the Applicant is proposing a sidewalk located along one (1) side of the roadway and cul-de-sac only, to preserve existing mature trees.
7. That the subject property consists of (1) one-Tax Assessor's Lot totaling 1.8 acres and is zoned Residential A-7.
8. That the A-7 Zoning District requires a minimum of 70 feet of frontage and lot width and a minimum area of 7,000 square feet per individual lot.
9. That the Applicant is proposing two-story, single-family dwellings with full basements.
10. That the existing single-family dwelling and a barn have been razed.
11. That the Applicant proposes to salvage items from the barn and incorporate these items into the design of the new homes.
12. That the Applicant received a RIDEM/RIPDES Water Quality Permit No. 15-004-RIR101248.
13. That the Applicant has received approval from the Historic District Commission for modifications to the existing stone wall.
14. That this project shall be subject to Warwick Sewer Authority Inflow and Infiltration (I&I) regulations and fees.

15. That the property will have access to Municipal Sewer and Water.
16. 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.
17. That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

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

1. That all plans submitted 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.
2. That, prior to Final Approval, the Applicant shall provide verbiage for the easements, noted as Detail A and Detail B of the Windsor Way Record Plat, dated February 23, 2015.
3. That, prior to Final Approval, the Applicant shall provide a Final Record Plat that meets all of the requirements of the City of Warwick Development Review Regulations.
4. That, prior to Final Approval, the Developer shall submit a detailed drawing of the newly created opening in the existing stone wall, indicating the dimensions of the opening and the proposed piers, as well as an elevation drawing of the proposed piers, in accordance with the Historic District Commission approval.
5. That the Applicant shall provide concrete curbing along both sides of the roadway.
6. That, prior to Final Approval, the Homeowners' Association documents shall be reviewed and approved by the City's Engineer Project Manager.
7. That the individual property owners shall have sole responsibility for the operation and maintenance of the drywells and the mowing of the proposed swale located on their lots. The Applicant shall provide deed verbiage for review, prior to Final Approval.
8. That, prior to the issuance of a Certificate of Occupancy for each of the single-family dwellings, the Design Engineer shall provide the property owner with an Operations and Maintenance Manual for the stormwater mitigation system and an "as-built" plan with the location of the proposed drywell.
9. That the existing storm drain shall be protected during construction.

10. That, prior to Final Approval, the Applicant shall note “Conservation Monumentation” along all lots that directly abut any portion of the proposed drainage and/or the existing drain. Specific locations and quantity to be determined by the Administrative Officer.
11. That, prior to the issuance of a Certificate of Occupancy, the Design Engineer shall inspect the construction of the stormwater mitigation and shall provide the City’s Engineering Division with an “as-built” plan and certification that the stormwater mitigation has been installed in accordance with the approved plan.
12. That, as part of Final Approval, the Drainage Area shall be deeded to the City.
13. That the Developer shall be responsible for the final restoration of sawcuts necessary to install utilities within the City’s ROW.
14. That the Applicant shall apply for a City of Warwick Physical Alteration Permit, prior to any work within the City’s ROW.
15. That the Applicant shall install Mueller hydrants and the Applicant shall move the proposed hydrant to the end of the water main for blow-off purposes.
16. That, prior to Final Approval, the Applicant shall coordinate with the City’s Water Division and the City’s Fire Department regarding hydrant location and type. The City shall not allow cross-over hydrants.
17. That, prior to Final Approval, the Applicant’s Licensed Landscape Architect shall coordinate with the Planning Department regarding the Final Landscape Plan.
18. That, prior to Final Approval, the Applicant shall coordinate with the City Sewer Authority regarding connection to Municipal Sewers.
19. That all utilities shall be installed underground.
20. That, prior to Final Approval, the Applicant shall pay a Fee in Lieu of Open Space for (7) seven lots.

Mr. Kiernan, seconded by Mr. Horowitz, made a motion to adopt the Planning Department Findings and Recommendations, as presented, and to grant Preliminary Approval with Final Approval through the Administrative Officer. All in favor; none opposed.

Public Meeting
Minor Subdivision
669 Bald Hill Road & 64 Baker Street
Preliminary

Location: 669 Bald Hill Road & 64 Baker Street
Applicant: Stephen Izzi
Assessor's Plat: 263
Assessor's Lot(s): 60
Zoning District: A-7 Residential (Baker St.)
Zoning District: General Business (Bald Hill Rd.)
Land Area: 28,056 square feet
Surveyor: Alpha Associates, LTD
Ward: 8

Project Scope

Ms. Julie McKenna, ESQ, Revens, Revens, & St. Pierre, represented the Applicant which was requesting Preliminary Approval of a Minor Subdivision. The Applicant was proposing to subdivide (1) one existing lot to create (2) two lots; (1) one 19,893 square-foot lot with an existing commercial building and related parking, fronting on Bald Hill Road; and (1) one 8,163 square-foot lot with an existing multi-family residence, fronting on Baker Street.

Ms. McKenna stated that she and the Applicant had read the Planning Department's findings and recommendations and were in agreement with all.

Being no further presentations, the Board heard the Planning Department's Findings the Recommendations, which were as follows:

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. That the proposed development is generally consistent with the Comprehensive Community Plan, and consistent with the existing neighborhood, having lots within the 200' radius containing residential dwellings (Baker Street) and commercial/retail uses (Bald Hill Road) that meet and/or exceed the existing zoning requirements.
2. That the subject property is located at 669 Bald Hill Road and 64 Baker Street and is identified as Assessor's Plat: 263, Assessor's Lot: 60.
3. That the subject property consists of (1) one Tax Assessor's lot totaling 28,056 square feet; zoned A-7 Residential and General Business.

4. That the Applicant is proposing to subdivide (1) one existing lot to create (2) two lots; (1) one 19,893 square-foot lot with an existing commercial building and related parking, fronting on Bald Hill Road; and (1) one 8,163 square-foot lot with an existing multi-family residence, fronting on Baker Street.
5. That the A-7 Residential Zoning District requires a minimum of 70 feet of frontage and lot width and a minimum area of 7,000 square feet per individual lot.
6. That the General Business Zoning District requires a minimum of 60 feet of frontage and lot width and a minimum area of 6,000 square feet per individual lot.
7. That the subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance, having received Zoning Board of Review Approval, Petition No. 1017, for variances to demolish an existing fire-damaged building (669 Bald Hill Road) and construct a building with less-than-required side yard setback and setback from the residential zone, subject property to contain a commercial structure and an existing structure having off-site parking, parking in a residential zone, less-than-required landscape buffer, less-than-required aisle width for parking area, less-than-required parking space size, less-than-required loading spaces and less-than-required setback for a freestanding ground sign.
8. That the decision of the Zoning Board of Review stipulated that the Applicant receive approval from the Planning Board to subdivide the parcel.
9. That the property will have access to Municipal Sewers and has approval from Kent County Water.
10. 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.
11. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department's recommendation is to grant Preliminary Approval, with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That all plans submitted 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.

2. That, prior to Final Approval, the Applicant shall provide a Final Development Plan and Record Plat, which shall include, but not be limited to:
 - Note Plat Title
 - Indicate stations and offsets to the property corners on Bald Hill Road
 - Note Street Index on Record Plat
 - Note Monumentation at all property corners
 - Confirm angle point on Baker Street
3. That, prior to Final Approval, the Applicant shall receive all State and Local approvals, including, but not limited to, RIDOT-Physical Alteration Permit.
4. That, prior to the issuance of a Certificate of Occupancy for 669 Bald Hill Road, the Design Engineer shall inspect the construction of the stormwater mitigation system and shall provide the City's Engineering Division with an "as-built" plan and certification that the stormwater mitigation system has been installed in accordance with the approved plan.
5. That the Property Owner shall have sole responsibility for the operation and maintenance of the Stormwater mitigation system.
6. That, prior to the issuance of a Certificate of Occupancy for 669 Bald Hill Road, the Design Engineer shall provide the property owner with an Operations and Maintenance Manual for the stormwater mitigation system.
7. That the Developer shall be responsible for the final restoration of saw-cuts necessary to install utilities within the Right-of Way.
8. That, prior to Final Approval, the Applicant's Licensed Landscape Architect shall coordinate with the Planning Department regarding the Final Landscape Plan.
9. That the Applicant shall provide a Performance Bond for the installation of Monumentation, Landscaping, and the Roadway Restoration, prior to the recording of the "Final Record Plat".

Mr. Desmarais, seconded by Ms. Siefert, made a motion to adopt the Planning Department's Findings and Recommendations, as presented, and to grant Preliminary Approval with Final Approval through the Administrative Officer. All in favor; none opposed.

On a motion by Mr. Gambardella, seconded by Ms. Siefert, the meeting was adjourned at 6:16 pm. All in favor; none opposed.