

**City of Warwick Planning Board
Meeting Minutes
Wednesday, February 10, 2016**

Members Present: James Desmarais
Vincent Gambardella
Cynthia Gerlach
Steve Horowitz
Chelsea Siefert
Sue Stenhouse

Member Absent: Thomas Kiernan
Jeffrey Robert
Philip Slocum

Also in attendance: Patricia Reynolds, Senior Planner
Lidia Cruz-Abreu, Assistant Administrative Officer
Eric Hindinger, Engineer Project Manager
Diana Pearson, City Solicitor

Vice-Chairman Gambardella called the meeting to order at 6:05 pm.

**Public Informational Meeting
Major Land Development/Street Abandonment
Enterprise Rent A Car Company**

Mr. Joseph Brennan, ESQ, Shekarchi Law Offices; represented the Applicant who was requesting Master Plan Approval of a Major Land Development Project, and a recommendation to the City Council for a street abandonment for a portion of Hallene Road, to provide for the redevelopment of the two (2) abutting parcels to support retail vehicle fleet storage, vehicle maintenance, and administrative offices for Enterprise.

Mr. Brennan gave a brief overview of the project and introduced Mr. Jay Gallo, ESQ, Pannone, Lopes, Devereaux, & West, LLC; who explained that Enterprise currently had under purchase agreement two properties; one owned by the Airport and another under private ownership to develop the site as a vehicle storage facility, with minor service and administrative offices. Mr. Gallo informed the Board that the development would be the SE Headquarters for Enterprise, which was currently located in Cranston, and would be moving to Warwick. Mr. Gallo indicated that National and Alamo were a division of Enterprise.

Additionally, the application also required the abandonment of a portion of Hallene Road and would create a long driveway with provisions for a turn-around. The development would generate very little traffic as there was no retail proposed on-site.

Mr. Gambardella asked if there was an additional signal at the intersection and if there was a possibility of adding a third lane. Mr. Hemenway, PE, Fuss & O'Neal; indicated that there was no plan to add an additional light and that RIDOT had not indicated the need for one at this time.

Ms. Siefert asked if there had been a traffic study conducted or was information gathered for a traffic study; Mr. Hemenway indicated that information was being gathered and that a traffic study would be provided as part of Preliminary review.

Ms. Stenhouse suggested timed lighting with a specific turn signal. Mr. Gallo stated that they were in preliminary meetings with RIDOT.

Ms. Gerlach asked if there were sufficient areas for snow storage or if there was a plan for snow removal. Mr. Chris Moran, Operations Manager, Enterprise Holdings indicated that snow would be stored in the perimeter buffer. Mr. Hemenway indicated that snow would only be removed under extreme circumstance and noted that the landscape plan would be designed to provide sufficient grassed areas to accommodate snow storage.

Ms. Siefert asked about the sidewalk width and noted her preference for pedestrian friendly sidewalks; Mr. Hemenway indicated that existing driveways would be removed and replaced along the roadway to address stormwater management and that the remaining areas would be grassed and would meet all landscape requirements. Planning Staff indicated that a landscape plan is required at Preliminary review and that the City's Comprehensive Plan speaks to aesthetics and a fairly complex landscape plan will be developed as part of the requirements for Preliminary review.

Ms. Stenhouse stated that the proposal was an excellent use of the land and was happy to see the Airport in support of business in the area.

Being no testimony, Ms. Stenhouse, seconded by Mr. Desmarais, made a motion to open the public hearing; all in favor, none opposed.

Mr. Ray Sheridan, Sharon Ann Reality, 133 Hallene Road; indicated that he did not have any concerns with the portion of the roadway being abandoned; his only concern was that his business would be used as a turn-around. Mr. Gallo indicated that a turn-around would be provided as part of the development, that would be used a vehicle turn-around. Planning Staff indicated that a 50' cul-de-sac radius would be created as part of the development that would remain unobstructed and would provide sufficient turn-around for vehicles.

Ms. Laurie Waggoner, Precious Years Childcare, speaking for herself and other property owners of the industrial park; was particularly concerned with aesthetics and signage. Additionally, she stated that in the 30 years that she has been in business in the area there have been six significant accidents at the intersection partly due to landscape that is obstructing the view, additionally, she

would like signage that would indicate the businesses in the area and wanted to ensure that snow would not be stored on her property.

Mr. Brennan indicated that the proposed turn-around should address vehicles turning on the private property and that he would suggest discussions regarding signage.

Ms. Stenhouse indicated that she was concerned that the landscaping and the existing Verizon utility box could pose a visibility issue.

Being no testimony, Ms. Stenhouse, seconded by Mr. Desmarais, made a motion to close the public hearing; all in favor, none opposed.

Being no further questions, the Planning Board waived the reading of the Planning Department Findings and Planning Staff read the Planning Department Recommendations into the record; 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. Generally consistent with the Comprehensive Community Plan, which finds, that to the extent practicable, “outside the fence” airport-owned property should be reused as taxable property by the City. The Comprehensive Plan cites land use issues on Airport Road as:
 - Potential traffic impacts of future development or redevelopment.
 - Updating the function and appearance of the area.
2. That the subject parcel fronts on Airport Road, Hallene Road and Evergreen Avenue, is identified as Assessor’s Plat 311, Assessor’s Lot 251, and Assessor’s Plat 321, Assessor’s Lot 001, is zoned Light Industrial (LI).
3. That the existing buildings located on Assessor’s Plat 321, Assessor’s Lot 001, including the dome building and a one-story stone building, will be demolished to provide for the development.
4. That there will be no access to Evergreen Street from the proposed development.
5. That there is a signalized entrance to the parcel at Airport Road that will be evaluated as part of the Rhode Island Department of Transportation (RIDOT) Physical Alteration Permit (PAP) application, as the project will utilize this site access location for both the office and fleet storage operations.
6. That the proposal is not in compliance with the standards and provisions of the City’s Zoning Ordinance, and therefore requires Zoning Board of Review approval for: a Special Use Permit for *Use Code 421. Gas Station (no repairs)*, and dimensional relief for the size of the vehicle storage parking spaces, less than required parking aisle width within the vehicle storage area, an entrance driveway with greater than allowed width, and less than required interior landscape islands.

7. That T.F. Green Airport is located directly south of the parcel.
8. 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.
9. That the proposed development possesses adequate access to a public street.
10. That public water and sewer are available for the proposed development.

Planning Department Recommendations

The Planning Department recommendation is to grant Master Plan approval, with the following stipulations:

1. That, prior to Preliminary approval, the Applicant shall receive approval from the Zoning Board of Review for the requested Special Use Permit and dimensional variances.
2. That prior to Preliminary approval, the Applicant shall receive approval from the Warwick City Council for the abandonment of the requested portion of Hallene Street.
3. That the Preliminary Plan shall comply with Section 3.02C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective April 1, 1994.
4. That, prior to Final Approval, the Property Owner shall merge the abandoned portion of Hallene Road with the abutting lot, and record a subdivision as per The City of Warwick's Development Review Regulations.
5. That a Stormwater Management Plan shall be submitted in accordance with Rhode Island Stormwater Design and Installation Standards Manual, dated December 2010, and designed to demonstrate a zero-net runoff from the proposed development. This plan shall be subject to approval by the City Engineer
6. That the Operation and Maintenance Plan for the proposed stormwater collection system shall be included in the Preliminary submission to the Planning Board.
7. That all necessary state permits, including, but not limited to Rhode Island Department of Environmental Management (RIDEM), and RIDOT PAP, shall be obtained prior to submission to the Planning Board for Preliminary Plan approval; the Project Engineer shall meet with City Engineering staff to review the proposed drainage system prior to any submittals to RIDEM or RIDOT.
8. That the Project Engineer shall provide documentation of authorization to discharge stormwater into the retention basin on AP311, AL251.

9. That all existing underground storage tanks shall be properly closed. This shall be indicated on the Preliminary Plan.
10. That the Project Engineer shall verify and ensure that all proposed work is in conformance with the terms of the existing 30' wide sewer easement along Airport Road.
11. That the Project Engineer shall provide detail as to the destination of the stormwater runoff as it travels off-site to the east.
12. That the Applicant shall submit a Traffic Study/Report, prepared by a professional engineer, prior to Preliminary Approval.
13. That the Applicant shall provide archival quality and digital photo documentation of the dome structure to the Planning Department, prior to demolition of the structure.
14. That the existing water services for the buildings on Assessor's Plat 321, Assessor's Lot 001 shall be cut and capped at the existing curb stop. This shall be indicated on the Preliminary Plan.
15. That there is an existing 1¼" domestic water service and 8" fire service to the building located at 101 Hallene Road. A backflow device shall be installed on the existing domestic service.
16. That there shall be an adequate number of fire hydrants spaced 300 feet apart and providing a minimum flow of 1000 Gallons Per Minute (GPM). Sprinklered buildings require a hydrant within 100 feet of the Fire Department Connection (FDC).
17. That all two way travel lanes shall have a minimum of twenty four (24) feet, with the exception of the vehicle storage area, as authorized by the Fire Marshall, of unobstructed width and an unobstructed vertical clearance of 13'6", and that all corners shall be negotiable by vehicles having an outer tire turning radius of 50' to allow for unimpeded access by fire apparatus.
18. That all corners shall be negotiable by vehicles having an outer tire turning radius of fifty (50) feet, left or right.
19. That dead end roads longer than 150 feet shall provide turning capabilities for fire apparatus per NFPA1, 2003 edition.
20. That there shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.
21. 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, fencing and gate details and site lighting.

22. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800.

23. That the Project Engineer shall submit a complete set of revised plans to the Warwick Sewer Authority (WSA) for review and approval. These plans shall comply with all WSA construction standards and Industrial Pretreatment Regulations.

Mr. Desmarais, seconded by Ms. Stenhouse, made a motion to adopt the Planning Department Findings and Recommendations, as presented and read, and to grant Master Plan Approval. All in favor; none opposed.

Street Abandonment
A portion of Hallene Road

Petitioner: Enterprise Rent-A-Car of Rhode Island LLC
Marley Realty
Rhode Island Airport Corporation

Location: Abutting Assessors Plat: 311, Assessor's Lot 251 (101 Hallene Road) and, Assessor's Plat 321, Assessor's Lot 001 (561 Airport Road)

Ward: 3

Reason: The Applicant was requesting an abandonment of a portion of Hallene Road to provide for the redevelopment of the abutting lots. As part of the abandonment, the Applicant is proposing to transfer a portion of private property to the City to maintain a 50' wide Right of Way at the proposed terminus of Hallene Road.

The abandonment of a portion of Hallene Road along the 101 Hallene Road parcel's frontage would enable Enterprise to create a secure maintenance and fleet storage yard comprised of the westerly portion of the 101 Hallene Road parcel and the entirety of the 561 Airport Road parcel. Elimination of entrances on the Evergreen Avenue corridor will reduce potential for vehicle traffic from the development travelling through the residential neighborhood to the north (to avoid travel along Airport Road and the Airport Road/Post Road intersection).

Being no further questions, Planning Staff read the Planning Department Recommendations into the record; which were as follows:

Recommendation: The City's Engineering Division, Sewer Authority, Water Division, Fire Department, Police Department, Tax Assessor, Tax Collector, Conservation Commission, Historic District Commission, and the Land Trust have reviewed the abandonment and have no objection to the proposed abandonment.

The Planning Department recommends the Planning Board forward a positive recommendation to the City Council for the requested abandonment of the certain portion of Hallene Road, with the following stipulations:

1. That the City shall maintain the perpetual right to use any or all of the abandonment for the maintenance of any existing utilities or the installation of new utilities as needed in the future.
2. That, as per City Council Ordinance, PCO-42-09 No. 0-01-2, the Applicant shall provide a summary appraisal of the fair market value of the highway or driftway sought to be abandoned, prior to submission to the City Clerk for the requested abandonment.
3. That an Administrative Subdivision meeting the standards as set forth in the "*Development Review Regulations Governing Subdivisions Land Development Projects Development Plan Review*" must be completed by the Applicant and recorded for City Assessor's Plat 311, Assessor's Lot 251, and Assessor's Plat 321, Assessor's Lot 001, if the abandonment is approved by the City Council, prior to Final Approval.
4. That any proposed improvements shall require all applicable local or state permits.

Ms. Stenhouse, seconded by Mr. Desmarais, made a motion to adopt the Planning Department Findings and Recommendations, as presented and read, and to forward a positive recommendation to the City Council for the requested street abandonment. All in favor; with Ms. Stenhouse abstaining.

On a motion by Ms. Siefert, seconded by Ms. Stenhouse, the meeting was adjourned at 6:45 pm. All in favor; none opposed.