

**City of Warwick Planning Board  
Meeting Minutes  
Wednesday, January 13, 2016**

**Members Present:** Vincent Gambardella  
Cynthia Gerlach  
Steve Horowitz  
Jeffrey Robert  
Chelsea Siefert  
Sue Stenhouse  
Philip Slocum

**Member Absent:** Thomas Kiernan  
James Desmarais

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

Chairman Slocum called the meeting to order at 6:05 pm.

Ms. Stenhouse was called out of the meeting and was unable to hear the testimony before the Planning Board

**Public Informational Meeting**  
**Major Land Development/Subdivision**  
**2680 and 2690 West Shore Road**  
**Link Commercial Properties, LLC**

Mr. K. Joseph Shekarchi, ESQ; represented the Applicant who was requesting Master Plan Approval of a Major Land Development Project/Subdivision for the construction of two (2) new retail buildings, totaling 17,765 square feet, on the parcel located at 2680 and 2690 West Shore Road.

Mr. Shekarchi indicated that the property was owned by Link Commercial Property, LLC. Mr. Shekarchi informed the Board that the site was the former “Boat World” location and prior had been a “Newport Creamery.”

Mr. Shekarchi indicated that the project was across the street from Dave's Market and explained that the project consisted of two new retail uses; an automotive parts store and another retail store. Mr. Shekarchi indicated that the project would receive RI Department of Transportation (RIDOT) and RI Department of Environmental Management (RIDEM).

Mr. Gambardella indicated that he was concerned with traffic. Mr. Shekarchi indicated that he understood the concern and stated that the roadway was governed by the RIDOT. Mr. Shekarchi introduced Mr. Robert Clinton, VHB. Mr. Clinton indicated that he had performed a traffic study and that he recommended synchronization of the existing signalized intersection. Mr. Clinton stated that his recommendation would be submitted to the RIDOT.

Mr. Gambardella asked if there could be a proposal to create a dedicated turn lane. Mr. Shekarchi indicated that there was not sufficient roadway width to create an additional lane. Mr. Shekarchi also indicated that the parcel had two access points onto the roadway and that the proposed uses were low traffic generators. Mr. Slocum stated that he mirrored Mr. Gambardella's concerns. Mr. Clinton stated that this project would close existing curb cuts and his recommendation to the RIDOT was for a synchronization of the signalized intersection.

Ms. Gerlach asked for clarification on the number of parking spaces, Mr. Taglianetti, VHB stated that the required parking spaces were 90 and the proposed were 97 stating that at some point in the future the Applicant may propose a fast-food type of establishment which would have a higher traffic generation.

Ms. Siefert asked for clarification of the interior circulation of the parking area and indicated that she would like to see crosswalks proposed at the preliminary phase. Mr. Taglianetti indicated that the existing plan showed two-way traffic between the buildings but that the plan had recently been changed to a one-way driveway. Mr. Shekarchi indicated that the project was at Master Plan, the concept phase, and that at the Preliminary phase some of the Board's concerns would be addressed and clarified by the State approvals.

Mr. Slocum stated that he was concerned that there would be an attempt to use the unpaved access to Wilde's Corner and asked if boulders could be placed to prevent access. Mr. Shekarchi indicated that he would coordinate with the Applicant to propose some type of block to the rear unpaved access, stating that in the future there may be additional redevelopment on abutting properties that may access the interior circulation.

Being no further questions, Mr. Gambardella, seconded by Ms. Siefert, made a motion to open the public hearing; all in favor, none opposed.

Mr. Mike Holmes, 77 Pearl Avenue; indicated that he was concerned that 18-wheel vehicles delivering goods would cause traffic issues at the site. Mr. Taglianetti indicated that there would be deliveries to the site and loading areas were proposed. Mr. Shekarchi stated that he believed that the deliveries would be made by box trucks. Mr. Taglianetti indicated that the site was designed to accommodate large tractor trailers.

Being no testimony, Mr. Gambardella, seconded by Ms. Siefert, 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 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.”
2. That the subject parcel fronts on West Shore Road, is identified as Assessor’s Plat: 362 Assessor’s Lots: 34 and 595, is zoned General Business and abuts a residential zone (A-10) to the southwest. The southern portion of the parcel contains a sensitive environmental wetland area known as the Tuscatucket Brook Watershed.
3. That the impairments to Tuscatucket Brook are largely attributed to non-point source pollution from the moderately high level use of impervious surfaces throughout the watershed.
4. That the proposal is in compliance with the standards and provisions of the City’s Zoning Ordinance.
5. That all pre-existing buildings have been demolished.
6. That a *Traffic Impact and Access Study*, prepared by VHB, and dated October, 2015 concludes that *“The traffic volumes projected to be generated by the proposed development on West Shore Road are not expected to have a significant impact on traffic operations at the study area intersections. The projected increase in traffic is well within the daily fluctuations in traffic on the study area roadways...The proposed development is therefore not projected to have any noticeable impact to traffic operations.”*
7. That the properties east and north of the subject parcel, and fronting on West Shore Road, are general business uses. The properties west of the parcel are zoned residential, and are predominately single-family dwellings.
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 the Rhode Island Historic Preservation and Heritage Commission (RIHPHC) has determined that this project will have no effect on any significant archaeological sites.

11. 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 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.
2. That, prior to Final Approval, the Property Owner shall merge Assessor's Plat 362, Assessor's Lots 34 and 595, and record a subdivision as per The City of Warwick's Development Review Regulations.
3. 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
4. That, due to the sensitive environmental nature of the parcel, and in a continuing effort to improve the water quality entering Brush Neck Cove and Greenwich Bay, the Applicant shall implement best management practices (BMPs), to the maximum extent possible, to help restore a more natural hydrologic cycle and to address pathogen inputs to Tuscatucket Brook.
5. That the Operation and Maintenance Plan for the proposed stormwater collection system shall be included in the Preliminary submission to the Planning Board.
6. That all necessary State permits, including, but not limited to, CRMC, RIDEM and RIDOT Physical Alteration Permit, 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 CRMC, RIDEM or RIDOT.
7. That the Project Engineer shall include in the RIDOT-PAP application, an adjustment to the traffic signal timings at the West Shore Road and Sandy Lane/Strawberry Field Road intersection, as recommended in the Conclusion of the Traffic Impact and Access Study, prepared by VHB, and dated October, 2015.
8. The Project Engineer shall revise the Traffic Impact and Access Study to include the Main Avenue intersection.
9. That the Preliminary Plan shall show the location of the driveways on the northerly side of West Shore Road in the project area.

10. That the exterior lighting and signage shall be designed to minimize negative impacts on neighboring properties. Glare from outdoor lights and signs and from the movement of vehicles on site shall be shielded from the view of adjacent residential properties.
11. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800.
12. That all two way travel lanes shall have a minimum of twenty four (24) feet 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.
13. That the Applicant shall install new water services that are capable of meeting the required volume and pressure. Please note: If a new curb stop is installed, the existing one shall be cut and capped at the 12" main.
14. That each retail space shall have a separate inspection manhole and sanitary line exiting to the manholes.
15. 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 West Shore Road and site lighting.
16. That the eastern access to West Shore Road from Assessor's Plat 362, Assessor's Lot 595, shall remain closed and used for emergency access only. This shall be noted on the Preliminary plan.
17. That the project shall be limited to retail use. No restaurant use or drive thru shall be allowed, without the Administrative Officer's and/or Planning Board review and approval.
18. That any further development of the parcel shall be reviewed by the Planning Board in accordance with the City's Development Review Regulations.

Mr. Gambardella, seconded by Ms. Siefert, made a motion to adopt the Planning Department Findings and Recommendations, as presented and read, and to grant Master Plan Approval. All in favor; with Ms. Stenhouse abstaining.

The Board was advised of actions by the Administrative Officer.

On a motion by Mr. Gambardella, seconded by Mr. Horowitz, the meeting was adjourned at 6:40 pm. All in favor; none opposed.