

**City of Warwick Planning Board  
Meeting Minutes  
Wednesday, December 11, 2013**

**Members Present:** Philip Slocum  
Cynthia Gerlach  
Sue Stenhouse  
Vincent Gambardella  
Steve Horowitz  
John Mulhearn  
Laura Pisaturo

**Member Absent:** James Desmarais  
Thomas Kiernan

**Also in attendance:** William J. DePasquale, Jr., Administrative Officer  
Daniel Geagan, Senior Planner  
Lidia Cruz-Abreu, Planning Specialist  
Eric Hindinger, Engineer Project Manager  
Peter Ruggiero, Solicitor

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

The October 2013 meeting minutes were presented for review and approval. A motion was made by Ms. Stenhouse to approve the October meeting minutes, as presented, seconded by Ms. Pisaturo, with Mr. Horowitz and Mr. Gambardella abstaining. All voted in favor, none opposed.

The November 2013 meeting minutes were presented for review and approval. A motion was made by Ms. Stenhouse to approve the November meeting minutes, as presented, seconded by Ms. Gerlach, with Mr. Gambardella and Ms. Pisaturo abstaining. All voted in favor, none opposed.

**Public Informational Meeting**

**Major Land Development/Subdivision/Zone Change**  
**Master Plan**

**Pawtuxet by the Sea**

Location: Narragansett Parkway, Naushon Avenue, and Canonchet Lane  
(Scandia Avenue & Fairview Rd-Private)

Assessor's Plat: 292

Assessor's Lots: 187, 188, & 189

Applicant: Centerville Builders, Inc.

Zoned: A-7 & A-10 (Residential)

Proposed Zone: A-7 (Residential A-7 and A-10 (PDR))

Area: 2.467 Acres

Ward: 1

Engineer: DiPrete Engineering

Mr. Robert Lamoureux, Property Owner, represented the project and was requesting Master of Plan Approval of a Major Land Development and Subdivision along with a recommendation for a Zone Change. The Applicant was proposing a phased development to reconfigure (3) three lots with a building formerly used as a store and 24 single family dwellings to create (6) six lots, (5) five new conforming lots for the development of single family dwellings, and (1) one new lot for the development that will accommodate a (6) six-unit condominium complex with (6) six detached garage structures that will contain an accessory loft living space.

That Applicant was also requesting a recommendation to the City Council for Phase I of the (6) six unit condominium complex with (6) six detached garage structures that contain accessory loft living space. The condominium complex shall be situated on a 59,985 square foot lot that is currently zoned A-7 and A-10 Residential. The Applicant proposed to rezone the lot to A-7 and A-10 Planned District Residential (PDR); this was modified by the Planning Department's recommendation for a zone change to A-10 PDR only, with the following City Council Zoning exemptions:

- Less than required frontage, lot width, and front-yard and side-yard setbacks
- Less than required landscaping and screening
- Parking within 15' of a residence, parking and driveway within 10' of a property line
- No direct access to a major street or highway
- Less than required separation between buildings
- Loft (living space) in an accessory building
- Higher than allowed accessory building
- Accessory building within the front yard setback

Mr. Lamoureux introduced Mr. Chris Duhamel, Project Engineer, DiPrete Engineering. Mr. Duhamel stated that the project was the redevelopment of an overdeveloped property.

He indicated that the goal was to bring the property into compliance with the 2010 Stormwater Regulations and CRMC guidelines. Mr. Duhamel stated that the property is currently comprised of 24 cottages and a store. The current development does not conform to the City's Zoning Ordinance, CRMC or City Sewer Regulations. He further indicated that the structures encroach onto the City's ROW and the CRMC wetland setback. Additionally, the current 25 structures were serviced by dated cesspools and were not connected to sewers.

Mr. Duhamel explained that property was zoned A-7 and A-10 and that the Applicant would be demolishing the existing structures, and proposing single family dwellings on the portion of the land that is zoned A-7 that will meet and exceed all of the requirements of the City's Zoning Ordinance. Additionally, the Applicant was proposing a (6) six-unit condo complex development on the portion of the lot currently split zoned A-7/A-10.

The project proposes underground utilities, connection to public sewers and water and would provide low impact design. The development would require a zone change for the (6) six-unit, two bedroom condominium complex which would include two car garages with the option for loft living space above the garage. Mr. Duhamel stated that the some of the existing structures were within 20' of the wetland and that the new development would be 37'.5" from the wetland, with an additional 25' construction setback.

Mr. Duhamel explained that the Applicant and the Project Engineers had met with City officials and the proposed development would meet the Fire Marshall's access and turn radius requirements and the new water division requirements. All encroachments onto the City's ROW would be removed and all structures would be within the property boundaries.

Mr. Lamoureux addressed the Board indicating that a portion of the property was in the flood zone, but the flood zone was below the bank and that structures would be outside of the flood zone. Mr. Lamoureux informed the Board that when he originally purchased the property, his intention was to demolish the existing 25 structures and develop 25 condominiums. Shortly after his purchase of the properties the economy changed and held up the development. Since then the City's demographics have changed and he has modified the development. He indicated that the structures would be "shingle style" and that the condominium would have access to a dock.

Ms. Stenhouse indicated that she had worked extensively with Mr. Lamoureux during a prior development in the City and that the resulting development was very well done and fit well within the neighborhood. Ms. Stenhouse explained that in her time on the City Council, Naushon Avenue was not plowed by the City and asked if the City would now be servicing the roadway. Mr. Eric Hindinger, City's Engineer Project Manager, was not aware that the City did not provide snow removal to the site. Mr. DePasquale addressed the Board indicating the City had requested that the Applicant repave the roadway and that Naushon Avenue was a City street. Mr. DePasquale explained that the internal condominium roadway would be a private road and it would not be serviced by the City. Ms. Stenhouse indicated that an abutting condominium development had striped the end of Naushon Avenue and was using a portion of the roadway as parking even though the City had not abandoned the ROW. Ms. Stenhouse also asked if sidewalks would be added to the existing ROW.

Mr. DePasquale responded that the Development Review Regulations did not require sidewalks

on this type of development. Sidewalks are required as part of a new or extension of a roadway. As this was an existing ROW, sidewalks were not being proposed.

There was a brief discussion regarding the sidewalk conditions at the site, Mr. DePasquale indicated that on an existing road where there were no existing sidewalks the installation of sidewalks was not required. Ms. Stenhouse was concerned with the safety factor of not having sidewalks along Narragansett Parkway. Ms. Pisaturo and Ms. Stenhouse were inclined to support that sidewalks be provided as part of the development. Mr. Lamoureaux informed the board that he was required by the City to repave Naushon Avenue, at his expense, to provide safe access to the development. Mr. DePasquale indicated that one of the stipulations before the Board was for repaving along the roadway.

After a brief discussion Ms. Stenhouse stated that the improvement to Naushon would be limited to the persons that would be buying the properties but that the sidewalk improvement would benefit the entire neighborhood. Ms. Stenhouse asked if the lofts would be rental property; Mr. Lamoureaux indicated that the lofts would not be rental property and that the condo documents and the deeds would restrict the loft space use.

Mr. DePasquale addressed Mr. Lamoureaux and indicated that he has concerns with impervious pavement. He was concerned that the condominium complex may not be financially able to maintain the impervious pavement long term. Mr. Lamoureaux and Mr. Duhamel indicated that there would be a review with the Planning Department and the City's Engineering Division, prior to the Preliminary application.

Mr. Slocum addressed Mr. Lamoureaux regarding the project being two phases. Mr. Lamoureaux explained that the project was proceeding as a multiple phase project to allow the project to proceed to the City Council for the required zone change with the required relief. If the project did not received the required zone change for the condominium development the Applicant would not proceed with the subdivision of the single family house lots, as to not lose the ability to revert to the current use of the 25 structures.

Mr. Gambardella made a motion, seconded by Ms. Pisaturo, to open the Public Hearing, all in favor, none opposed.

Ms. Malenda Hill, 400 Narragansett Parkway ND11, asked if the condominium complex would be higher than allowed and she had concerns regarding the access to the condominium development.

Mr. Lamoureaux explained that the condominium would be accessed from Naushon Avenue and that the main structure was not requesting relief, but the accessory building (garages) would not meet the maximum height requirements.

Ms. Antoinette Cannavaro, 400 Narragansett Parkway NA, addressed the board indicating that she had lived at the condominium complex across the street for 16 years and that she had

concerns regarding the existing roadway not being wide enough for fire apparatus and the project not having sufficient landscaping.

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

Mr. Lamoureaux explained to the Board that as part of this project he would improve the road to 26', which is the City standard for roadway width. Mr. Lamoureaux stated that the landscaping relief sought was for screening between buildings and that the development would be high-end complex that would be beautifully landscaped. Mr. Duhamel further explained that the condominium development would exceed the minimum parking space requirements per unit. Mr. Lamoureaux indicated that the Fire Department had reviewed the application and had approved the access, as proposed.

Mr. Slocum proposed that the fire apparatus turn-around be restricted to emergency vehicles, only.

Being no further questions the Administrative Officer read the findings and recommendations into the record.

### **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, being consistent with the existing neighborhood, having a large condo complex (Narragansett Village) across the street and single family dwellings within the 200'radius of the subject property.
2. That that Applicant is proposing a (2) two phase project. Phase I will consist of the Land Development and the City Council Zone Change for the development of the (6) six-unit condominium complex on (1) one lot and the Phase II will consist of the subdivision of land for the development of the (5) five single family dwellings.
3. That the subject property is located along Narragansett Parkway, Naushon Avenue, Canonchet Lane, and private roadways Scandia Avenue and Fairview Road; and is identified as Assessor's Plat: 292; Assessor's Lots: 187, 188, & 189.
4. That the subject property consists of (3) three Tax Assessor's lot totaling 2.467 acres and is zoned Residential A-7 and Residential A-10.
5. That the property currently consists of a building formerly used as a store built in 1930 and 24 "summer cottages" built between 1925-1940.

6. That several of the existing non-conforming structures encroach onto the Naushon Avenue City Right of Way.
7. That several of the existing, non-conforming structures do not meet the City's 50 foot minimum setback from a coastal feature.
8. That based on the Planning Department's request, the Applicant held a community outreach meeting at City Hall on September 23, 2013 to present the plan, as well as, to gain feedback from the community.
9. That the Applicant and the Project's Engineer held a pre-submission meeting with Planning Staff and City Departments to review the proposed development and that the Applicant has made revisions to the original plan based on the departmental comments and community feedback.
10. That the Phase I, Land Development, as proposed, is not in compliance with the standards and provisions of the City's Zoning Ordinance, therefore, requiring a City Council Zone Change and exemptions for less than required frontage, lot width, and front-yard and side-yard setbacks, less than required landscaping and screening, parking within 15' of a residence, parking and driveway within 10' of a property line, no direct access to a major street or highway, less than required separation between buildings, loft (living space) in an accessory building, higher than allowed accessory building, and an accessory building within the front yard setback.
11. That Phase II, the (1) one lot subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance and the Land Development Regulations.
12. That the RI Historical Preservation and Heritage Commission has reviewed the project and determined that the demolition of the existing structures and the construction of new dwellings, will have no adverse effect on any significant cultural resources, above-ground or archaeological.
13. That Narragansett Parkway is part of the Metropolitan Park Commission's Regional Park System.
14. That the Applicant has received a RI-CRMC Preliminary Determination No. D2013-08-049, dated, November 22, 2013 which finds that the project, as proposed, will receive a favorable recommendation upon final application. The Applicant proposes a 37'.5" setback from the coastal feature (top of bank) and an additional 25' construction setback, as depicted on the Pawtuxet by the Sea Master Plan, dated October 2, 2013, last revision date November 14, 2013.
15. That the Applicant will install a stormwater treatment system that meets the 2010 RI Stormwater Installation and Design Manual, as required by the RICRMP.

16. That the parcel will have access to public water and sewer.
17. That there will be no significant negative environmental impacts from the proposed development, as per the RI-CRMC Preliminary Determination No. D2013-08-049, dated November 22, 2013.
18. 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.
19. That the proposed development possesses adequate access to a public street. The street known as Naushon Avenue is in disrepair.

### **Planning Department Recommendations**

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

1. That Phase I of the project shall receive City Council approval for a zone change from A-7 and A-10 Residential, to A-10 Planned District Residential (PDR with exemptions for less than required frontage, lot width, and front-yard and side-yard setbacks, less than required landscaping and screening, parking within 15' of a residence, parking and driveway within 10' of a property line, no direct access to a major street or highway, less than required separation between buildings, loft (living space) in an accessory building, higher than allowed accessory building, and an accessory building within the front yard setback.
2. That the Applicant shall submit a Preliminary 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.
3. That the Applicant shall submit a Preliminary Plan that shall include the following:
  - Total land area of the condominium parcel, as well as, the upland area
  - Flood zone delineation, shall be shown on the Land Development Plan and the Record Plat
4. That the Applicant shall coordinate with National Grid and the Administrative Officer to consider the removal of unnecessary utility poles on the Southside of Naushon Avenue, to the extent practicable, prior to Preliminary Approval.
5. That prior to Preliminary Approval, a Storm Water Management Plan shall be submitted in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010. This plan shall be subject to approval by the City Engineer and the RI-CRMP.

6. That prior to Preliminary application, the Project Engineer and the City shall review the proposed impervious pavement.
7. That prior to Preliminary Approval, the Applicant shall receive all required State and local permitting, including, but not limited to, CRMC and RIDOT-PAP and local PAP.
8. That Naushon Avenue shall be resurfaced with a minimum of 1.5-inches of pavement from the easterly gutter line of Narragansett Parkway northeast to the terminus of the existing travel way (approximately 420-feet). A minimum width of 26-feet shall be maintained to the proposed driveway of the proposed Condominium Complex parking area.

The Applicant shall utilize a 6-inch key cut along existing paved areas and an 18-inch wide by 1.5-inch deep milled area along landscaped areas to maintain existing gutter line elevations. Newly paved areas shall require a 12-inch compacted gravel base, a 2-inch binder coarse and shall be covered by the 1.5-inch wearing coarse. The Applicant shall ensure smooth transitions between existing and new pavement, subject to approval by the City Engineer.

9. That all Monumentation shall be protected during all phases of construction. Any Monumentation that is disturbed or destroyed shall be replaced by the Applicant.
10. That the loft space above the garage shall not be considered a separate unit and shall NOT be sold or rented or leased, as the said loft space shall be considered an accessory living space subordinate to the primary condo units. The condominium complex documents and the deeds shall specify verbiage regarding the aforementioned restrictions. The Applicant shall submit said documents and deeds for review by the Administrative Officer and City Solicitor, as part of the Preliminary Plan application.
11. That the Applicant shall submit a Preliminary Plan with a sewer plan detail, which at a minimum shall include, but not be limited to, sewer manhole rim elevations, slope of each pipe section, and type and size of proposed pipe.
12. That the project shall have backflow preventers installed during construction.
13. That air testing shall be required at a rate of 4.5 psi, manhole to manhole.
14. That the project shall be subject to a permit fee of \$150.00 per 100 linear feet of pipe installed.
15. That the project shall be subject to the Inflow-Infiltration Regulation.
16. That the Applicant shall coordinate with the City's Water Division regarding water services, prior to the submission for Preliminary Approval.
17. That, as part of the Preliminary Application, the Applicant shall include a Landscape Plan, drawn and stamped by RI Licensed Landscape Architect, which shall include at a minimum:

- Temporary protective fencing along the CRMC Coastal Buffer
- Include planting within the Coastal Buffer to remediate any previously impervious areas
- Preserve and protect with drip-line tree protection healthy large mature shade trees outside of the building footprint.
- Provide street trees along Narragansett Parkway, Naushon Avenue and the front and rear of the condominium complex, using RI native plant material.
- Plantings along Narragansett Parkway shall respect the historic character of Narragansett Parkway (c. 1912-1927)

18. That there shall be no parking allowed on the emergency vehicle turn-around. The condominium complex documents shall specify verbiage regarding the aforementioned restriction.

Ms. Pisaturo, seconded by Ms. Stenhouse made a motion to adopt the Planning Department’s findings and to grant Master Plan Approval with the Planning Department’s recommended stipulations, as read and amended. All in favor; none opposed.

Mr. Mulhearn was not present for the aforementioned motion.

**Request for a Zone Change  
Recommendation**

**Phase I-Condominium Complex**

Location:	Narragansett Parkway, Naushon Avenue, and Canonchet Lane (Scandia Avenue & Fairview Rd-Private)
Assessor’s Plat:	292
Assessor’s Lots:	187, 188, & 189
Applicant:	Centerville Builders, Inc.
Zoned:	A-7 & A-10 (Residential)
Proposed Zone:	A-10 (PDR)
Area:	2.467 Acres
Ward:	1
Engineer:	DiPrete Engineering

The Applicant was requesting a zone change recommendation for Phase I of the Land Development/Condominium Complex for a zone change to A-10 Planned District Residential (PDR), with exemptions for less than required frontage, lot width, and front-yard and side-yard setbacks, less than required landscaping and screening, parking within 15’ of a residence, parking and driveway within 10’ of a property line, no direct access to a major street or highway, less than required separation between buildings, loft (living space) in an accessory building,

higher than allowed accessory building, and an accessory building within the front yard setback.

Being no question, the Administrative Officer read the findings and recommendations into the record.

### **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, being consistent with the existing neighborhood, having a large condo complex (Narragansett Village) across the street and single family dwellings within the 200’ radius of the subject property.
2. In compliance with the City’s Comprehensive Plan and the principles as proposed in the Comprehensive Plan update, including the Goals and Policies Statement, the Land Use Element, the Open Space, Recreation, and Natural Resources Element and the Historic Preservation Element.
3. Not in compliance with the standards and provisions of the City’s Zoning Ordinance, therefore, requires exemptions for less than required frontage, lot width, and front-yard and side-yard setbacks, less than required landscaping and screening, parking within 15’ of a residence, parking and driveway within 10’ of a property line, no direct access to a major street or highway, less than required separation between buildings, loft (living space) in an accessory building, higher than allowed accessory building, and an accessory building within the front yard setback.
4. That the property currently consists of an existing store built in 1930 and 24 “summer cottages” built between 1925-1940.
5. That the existing non-conforming use has several structures that encroach onto the Naushon Avenue City Right of Way.
6. That the existing non-conforming use does not meet the City’s 50 foot minimum setback from a coastal feature.
7. That the RI Historical Preservation and Heritage Commission has reviewed the project and determined that the demolition of the existing structures and the construction of new dwellings, will have no adverse effect on any significant cultural resources, above-ground or archaeological.
8. That Narragansett Parkway is part of the Metropolitan Park Commission’s Regional Park System.

9. That the Applicant has received a RI-CRMC Preliminary Determination No. D2013-08-049, dated, November 22, 2013 which finds that the project, as proposed, will receive a favorable recommendation upon final application. The Applicant proposes a 37'.5" setback from the coastal feature (top of bank) and an additional 25' construction setback, as depicted on the Pawtuxet by the Sea Master Plan, dated October 2, 2013, last revision date November 14, 2013.
10. That the Applicant will install a stormwater treatment system that meets the 2010 RI Stormwater Installation and Design Manual, as required by the RICRMP.

The Planning Department also finds 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
  - C.) The values and dynamic nature of coastal and freshwater ponds, the shoreline, and freshwater and coastal wetlands
  - D.) The values of unique of valuable natural resources and features
- 103.5 Provide for the protection of the natural, history, cultural, and scenic character of the City or areas therein.
- 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.

The Planning Department recommendation was to grant a favorable recommendation to the Warwick City Council for a zoning amendment from A-7 and A-10 Residential to A-10 Planned District Residential (PDR), with exemptions for less than required frontage, lot width, and front-yard and side-yard setbacks, less than required landscaping and screening, parking within 15' of a residence, parking and driveway within 10' of a property line, no direct access to a major street or highway, less than required separation between buildings, loft (living space) in an accessory building, higher than allowed accessory building, and an accessory building within the front yard setback, with the following stipulations:

1. That Naushon Avenue shall be resurfaced with a minimum of 1.5-inches of pavement from the easterly gutter line of Narragansett Parkway northeast to the terminus of the existing travel way (approximately 420-feet). A minimum width of 26-feet shall be maintained to the proposed driveway of the Condominium Complex parking area. The Applicant shall utilize a 6-inch key cut along existing paved areas and an 18-inch wide by 1.5-inch deep milled area along landscaped areas to maintain existing gutter line elevations. Newly paved areas shall require a 12-inch compacted gravel base, a 2-inch binder coarse and shall be covered by the 1.5-inch wearing coarse. The Applicant shall ensure smooth transitions between existing and new pavement.
2. That the loft space above the garage shall not be considered a separate unit and shall NOT be sold or rented or leased, as the loft space shall be considered subordinate accessory living space to the primary condo units. The condominium complex documents and the deeds shall specify verbiage regarding the aforementioned restrictions.  
The Applicant shall submit said documents and deeds for review and approval by the Administrative Officer and City Solicitor, as part of the Preliminary Plan application.
3. That there shall be no parking allowed on the emergency vehicle turn-around. The condominium complex documents shall specify verbiage regarding the aforementioned restriction.

Ms. Gerlach made a motion to adopt the Planning Department's findings and forward a favorable recommendation to the City Council with the Planning Department's recommended stipulations, as read and amended, seconded by Mr. Horowitz. All in favor; none opposed.

Mr. Mulhearn was not available for the aforementioned motion.

Mr. Mulhearn arrived in time for the following petition.

### **Public Hearing**

### **City of Warwick Comprehensive Plan and Future Land Use Map**

The Public Hearing for the update to the Warwick Comprehensive Plan was introduced by Chairman Slocum.

On the motion made by Ms. Pisaturo and seconded by Mr. Mulhearn the Planning Board voted

unanimously to open the Public Hearing for consideration of the update to the City of Warwick Comprehensive Plan.

Planning Director Mr. William DePasquale thanked the Board and introduced “Exhibit A” to the Board for consideration. Mr. DePasquale explained that Exhibit A was a matrix that identifies minor changes to the plan made after the Board received its hard copy as part of the Public Hearing Materials. Mr. DePasquale further explained that the matrix identifies exactly where in the document each change took place; the changes consist primarily of grammatical and typographic corrections with some clarifying language and additions.

Mr. DePasquale briefly summarized the process whereby the Plan was developed. The Comprehensive Plan Advisory Committee, along with the Planning Department with assistance from consultant *Goody Clancy* spent two-years developing the plan. During this time a robust series of public outreach meetings was held, including 9 Ward based “communities of place” meetings, a presentation to the Warwick Rotary, a Business Outreach Focus group held at the NYLO hotel, two citywide topical meetings and public open houses, all culminating with two Planning Board workshops and finally the Planning Board public hearing. Altogether 25 public outreach meetings were held, along with a citywide survey that included internet based options and hard copies distributed throughout the City. Social media was used via Facebook and Twitter, and a dedicated website was also used to solicit comments ([www.warwickcompplan.com](http://www.warwickcompplan.com)).

Mr. DePasquale summarized the previous two public workshops held with the Planning Board, the first workshop held at the June 26, 2013 Planning Board meeting and discussed chapters one through eleven (1-11) and the October 9, 2013 public workshop discussed all chapters with a particular focus on Chapters twelve (12) and thirteen (13). Mr. DePasquale discussed additions and amendments to the Plan based on specific feedback received from both Board members and residents at these workshops. For example, the Board discussed the closing/potential closing of Rhodes/Aldrich schools and the need for any future re-use of these properties to consider recreational fields and open space. This content was added to the Plan as was content related to senior housing and the creation of an arts district. Mr. DePasquale concluded by thanking the Board for its work on the Plan and then introduced Ms. Larissa Brown, Director of Community Planning for *Goody Clancy* (Boston).

Ms. Brown briefly summarized the organization of the Plan; 5 sections 13 chapters on various topics all color coded by section for ease of reading. Warwick is currently undergoing a generational and economic transition.

Ms. Brown advised that members needs to consider the City’s stagnant population growth. How can the City create opportunities to attract and keep the next generation and maintain the City as a successful City with a diverse tax base? Warwick is a City with many hidden gems; affordable living near the waterfront, a great park system and great natural resources. Residents enjoy Warwick’s proximity to the water, convenient shopping, nice neighborhoods, good City services and diversity of schools. As Warwick is primarily fully built-out, future development will constitute redevelopment.

Ms. Brown reviewed the Plan’s Executive Summary which provides the casual reader with the overall vision contained in the Plan and strategies for the future. The Executive Summary also

provides a snapshot of the major initiatives/priorities contained within the Plan.

The Strategic Priorities contained within the Plan include: Make City Centre Warwick a hub of growth and economic development; Make historic village centers into hubs of walkability, amenities, events and mixed use development; Promote compact development to preserve open space; Promote walkable neighborhood activity centers; Intensify efforts to make Warwick a “green” community; Create the Warwick Innovation District to attract technology, advanced manufacturing and office development near City Centre; Maintain the City’s role as a regional retail center by establishing the Bald Hill/Route 2 Enhancement Corridor through improved functionality and attractiveness by consolidating curb cuts, allowing cross access between parcels, nicer walkways, and adopting a “design-overlay” to institute design standards for future developments. Investing in these improvements will help Warwick maintain this critical commercial corridor and allow it to continue to attracting high-value tenants; Enhance connectivity throughout the City; Continue efforts to include a signature public open space at Rocky Point and enhance other open space areas; and Monitor airport impacts and agreements. The challenge and goal of all of the strategic priorities is to keep the City attractive for the next generation of residents and businesses.

Ms. Brown concluded by stating that much of the Plan that the Board is reviewing hasn’t changed since the June Planning Board workshop. The City and Advisory Committee has spent the summer refining plan content, updating some of the data and soliciting feedback and comments from various agencies and departments such as Police, Fire, Sewer as well as the Kent County Water Authority and the Rhode Island Airport Corporation.

Ms. Stenhouse stated that she read the plan, she feels that it is well written, provides very clear direction and strategy, it is easy to read and overall it is a great document for City residents. Ms. Stenhouse especially appreciated the public outreach and participation efforts that were utilized throughout the Plan update process. Mr. DePasquale followed up by stating that the Plan provides decision makers in the City with a vision and a tool to use to achieve the vision and to direct capital resources.

Mr. Mulhearn stated that he was the Planning Board appointee to the Advisory Committee and that he has attended most of the meetings over the last two-years of Plan development. Mr. Mulhearn stated concerns related to the connectivity goal of the plan and the intent to better connect the city for pedestrians and bicyclists.

Particularly Mr. Mulhearn feels that biking in certain areas of the City is inherently dangerous. He also feels that cul-de-sac development should not require sidewalks as they are closed end developments. He feels that both of these things are bad ideas and he is concerned about public safety regarding some of the roadways being used for biking and pedestrians without developing new lanes within the existing city rights of ways. Mr. Mulhearn is not opposed to expanding village districts; he would love for Apponaug to be like Main Street East Greenwich. Mr. Mulhearn would support expansion of bike trails at areas such as Rocky Point and other park areas. Connecting the City as a whole for bicyclists will cause a safety issue, in his opinion.

Mr. DePasquale replied that the Plan must address many user groups. Warwick has a diversity of users, including adamant bikers that use the roadways today. The goal of the plan is to look

for opportunities to provide safety enhancements that will accommodate these users and provide for a safer overall environment throughout the City. The Plan does not mandate that all areas be required to provide bike lanes; rather, it provides the opportunity for the City to take a closer look and study corridors to seek opportunities for public safety improvements. The Plan sets a direction and a vision.

Ms. Pisaturo stated that the Plan provides an excellent framework, it is a strategic plan, not everyone will agree with every part of the plan, but the plan is excellent and visionary in so many areas. The Plan sets the framework to guide the City to accommodate and support future generations of residents and businesses. Ms. Gerlach agreed, the Plan as drafted contains a vision for the future and the Board has clear direction and guidance for contemplating and making future land use decisions.

Ms. Stenhouse recalled that when she served on the City Council the number one (1) concern of her constituents continued to be safety. Quality of life in the neighborhoods is paramount, especially the safety of children in the neighborhoods.

Ms. Stenhouse feels that the Plan addresses quality of life concerns and seeks to maintain and improve neighborhoods citywide. She feels that this is a great document for the City Council and for the Planning Board. It provides direction and should help to provide Council members with direction when considering allocation of budget resources.

Mr. Slocum requested comment from the public. There were no comments.

Mr. Slocum requested that the Planning Department findings be submitted for the record. Mr. DePasquale submitted the Planning Department findings and then recommended the following:

### **Recommendation**

The Planning Department recommends that the Warwick Planning Board:

**1. Vote to:**

**Approve the new Comprehensive Plan for the City of Warwick entitled *City of Warwick Comprehensive Plan 2013–2033 21st Century Warwick: City of Livable Neighborhoods* as amended in exhibit A with the following stipulations:**

- *Allow the Administrative Officer to the Planning Board to amend the title and date, add supplementary information, make minor non-substantive changes, correct inaccuracies,*

*and make insignificant revisions, correct scrivener's errors and omissions, adjust formatting, add/update illustrations, photos, and mapping as needed prior to the Warwick City Council approval and;*

- *Prior to submission to the Warwick City Council to allow the Administrative Officer to revise the Plan in accordance with Rhode Island Division of Planning review comments. The Administrative Officer shall report all comments and amendments as suggested and/or required by the Rhode Island Division of Planning to the Planning Board.*

**2. Vote to:**

**Forward the City of Warwick Comprehensive Plan 2013–2033 21st Century Warwick: City of Livable Neighborhoods” Plan as amended in exhibit A to the Rhode Island Division of Planning for review and approval.**

**3. Vote to:**

**Recommend favorable action to the Warwick Council for adoption of the “the new Comprehensive Plan for the City of Warwick entitled City of Warwick Comprehensive Plan 2013-2022: 21st Century Warwick, City of Livable Neighborhoods” as amended in exhibit A and with the following stipulations:**

- *Allow the Administrative Officer to the Planning Board to amend title date, add supplementary information, make minor non-substantive changes, correct inaccuracies, and make insignificant revisions, correct scrivener's errors and omissions, adjust formatting, add/update illustrations, photos, and mapping as needed prior to the Warwick City Council approval and;*
- *Prior to submission to the Warwick City Council to allow the Administrative Officer to revise the Plan in accordance with Rhode Island Division of Planning review comments. The Administrative Officer shall report all comments and amendments as suggested and/or required by the Rhode Island Division of Planning to the Planning Board.*

Ms. Pisaturo, made a motion to Approve the new Comprehensive Plan for the City of Warwick entitled *City of Warwick Comprehensive Plan 2013–2033 21st Century Warwick: City of Livable Neighborhoods* as amended in Exhibit A, with the stipulations as read, seconded by Ms. Stenhouse. All in favor; none opposed.

Ms. Pisaturo, made a motion to Forward the *City of Warwick Comprehensive Plan 2013–2033 21st Century Warwick: City of Livable Neighborhoods”* Plan as amended in Exhibit A to the Rhode Island Division of Planning for review and approval, seconded by Ms. Stenhouse. All in favor; none opposed

Ms. Pisaturo, made a motion to Recommend favorable action to the Warwick Council for adoption of the new Comprehensive Plan for the City of Warwick entitled *City of Warwick Comprehensive Plan 2013-2022: 21st Century Warwick, City of Livable Neighborhoods”* as

amended in Exhibit A with the stipulations as read, seconded by Ms. Stenhouse. All in favor; none opposed.

**Actions by the Administrative Officer**

A list of approved and recorded Administrative subdivisions were presented to the Board for informational purposes.

On a motion by Ms. Pisaturo, seconded by Mr. Horowitz and Ms. Stenhouse, the meeting was adjourned at 8:45 pm. All in favor none opposed.