

William DePasquale, Jr., AICP  
Planning Director



Honorable Scott Avedisian  
Mayor

CITY OF WARWICK  
Planning Department  
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## Meeting Notice City of Warwick Planning Board

**Date:** Wednesday, November 20, 2013  
**Time:** 6:00 p.m.  
**Location:** Warwick Lower Level Conference Room  
3275 Post Road  
Warwick, RI 02886

The following items will be heard by the City of Warwick Planning Board and a vote will be taken:

### Public Informational Meeting

#### RIDEM RI RECREATION ACQUISITION & DEVELOPMENT GRANTS

**Applicant:** City of Warwick  
**Location:** Various citywide locations

### Background

The RIDEM is accepting applications for open space recreation acquisition and development grants. Grants will provide 50% funding to acquire, develop or renovate outdoor recreation facilities. Categories include large grants ranging from \$75,000 - \$400,000 each and small grants of up to \$75,000 each. In addition, applications are also being accepted for passive and historic park development/recreation grants. These grants will provide up to 90% funding to municipalities to restore, renovate or develop passive and or/ historic parks with a maximum grant award of up to \$100,000.

The City is preparing six (6) grant applications for submission. Action before the Planning Board will satisfy the grant requirement for at least one, (1) public meeting to be held not more than 120 days prior to the grant submission. The deadline for submission to RIDEM is November 29, 2013. These applications are as follows:

**Apponaug Civic Plaza**

Location: 63 Centerville Rd  
Assessor's Plat: 246  
Assessor's Lot: 218  
Zoning District: LI  
Land Area: 61,000 sf. w/ sawtooth building  
Ward: 8  
Grant: Historic Park/Passive Recreation  
Grant Amount: \$100,000

The City would like to construct a municipal civic plaza on the south side of the new bypass road abutting Centerville Rd. The park will be a passive recreation spot for residents and visitors to the village and include benches, tables, landscaping, a fountain and other hardscape items. If the City is successful in acquiring the building at no cost, we would incorporate it into the plaza setting and reuse for various municipal uses, as well as, possible retail and commercial use.

**Bishop Playground Renovation**

Location: Corner of Benedict Street/Washington Street  
Assessor's Plat: 293  
Assessor's Lot: 611-615; 643-644  
Zoning District: A-7; OS  
Land Area: 39,941 sf.  
Ward: 1  
Grant: Small  
Grant Amount: \$75,000

The playground consists of a basketball court, walking path and two jungle gym pieces of play equipment. The playground is a popular destination for area residents and is heavily used. The two pieces of play equipment, while safe, are in poor condition and in need of replacement.

**Conimicut Boat Ramp**

Location: Conimicut Point Park  
Assessor's Plat: 334  
Assessor's Lot: 459  
Zoning District: OS  
Land Area: 14.25 acres  
Ward: 4  
Grant: Large  
Grant Amount: \$400,000

The boat ramp is located at the end of Shawomet Avenue, adjacent to Conimicut Point Park. The boat ramp is a cement plank ramp that is covered by sand. If the grant is awarded, the cement plank ramp will be exposed, repaired or replaced to service hand carried boats and smaller trailered boats in accordance with the limited depth of the surrounding waterbody. To support the boat launch and limit traffic on Shawomet Ave, the adjacent parking facility at Conimicut Point Park would be expanded westward to provide additional parking. The Conimicut Point Park roadway would also be reconfigured to direct egress movements back onto the entry drive to Conimicut Point Park.

### **In-line Street Hockey Rink**

Location: City Park  
Assessor's Plat: 372  
Assessor's Lot: 1  
Zoning District: OS  
Land Area: 169 acres  
Ward: 6  
Grant: Large  
Grant Amount: \$300,000

The in-line street hockey rink is located in City Park between the softball fields and the dog park. Originally two tennis courts, they were converted to street hockey approximately 15 years ago. The rink is heavily used for both recreation and formal leagues. The rink is approximately 80' x 30' with 4' hockey boards topped by chain link fencing around the perimeter with a hockey goal at each end. Player bench areas are located along one side of the rink. The surface is asphalt.

The rink is in poor condition. The surface is cracked and heaving in many places. There is evidence that patching has occurred in the cracks to no avail. Many of the boards, especially behind the goals, have large holes. The fencing atop the boards is bent in many places leaving large spaces between the boards and bottom of the fence. Improvements would include, at the minimum, a new playing surface with relining, new fencing in spots and the replacement of most of the boards.

### **Apponaug Open Space/Passive Recreation Acquisition**

Location: Centerville Rd.  
Assessor's Plat: 246  
Assessor's Lot: 218  
Zoning District: LI  
Land Area: 36,000 sf  
Ward: 8  
Grant: Large  
Grant Amount: \$400,000

This piece of property will be the other piece of surplus property created with the construction of the bypass roadway. Located on the north side of the roadway, the City is working with RIDOT to acquire the property for open space preservation and passive recreation. The property will include the new, relocated Apponaug River and two new ponds. The river has existed underground through the property for over 100 years. It flowed through the mills that existed on the property to provide power. The bypass project will unearth the river and relocate it to the north side of the bypass. In addition, two new ponds will be established on that side. The City would like to preserve this area for open space and passive recreation for residents to enjoy the new water bodies.

### City Park Lacrosse Field/Restroom

Location: Warwick City Park  
Assessors Plat: 372  
Assessors Lot: 1  
Zoning District: OS  
Land Area: 169 acres  
Ward: 6  
Grant: Large  
Grant Amount: \$150,000

The City is proposing to construct a lacrosse field in City Park at the existing common open space area across from the dog park and the in-line hockey rink. The field will be approximately 60yards x 100yards in size with small bleacher seating. A common restroom is proposed to be constructed in a common area in order to serve all of the recreational facilities in that area (in-line hockey, soccer, lacrosse, dog park, softball and tot lot).

### Request for a Zone Change Recommendation

**Applicant:** Cellco Partnership d/b/a Verizon Wireless, and the City of Warwick  
**Location:** 111 Veterans Memorial Drive, Warwick Public Safety Complex  
**Assessor's Plat:** 245  
**Assessor's Lots:** 108,119,121,122,129-133,143,145-151, 161, 368  
**Total area:** 8.2 acres  
**Zoning District:** Office  
**Proposed Zoning:** Office with a telecommunications tower, with relief

### BACKGROUND

The Applicants are requesting a recommendation to the City Council for approval for the installation of a new 120' telecommunications tower, to permit for the relocation of an existing Verizon telecommunications facility. The facility is currently located on the Apponaug water tank (Assessor's Plat 246, Assessor's Lot 298) which will be demolished and removed as part of the Apponaug Bypass Project, scheduled to begin in the spring of 2014. The proposed tower will be located at the site of the Warwick Public Safety complex, and will accommodate Verizon Wireless and the Warwick Fire Department emergency communication equipment.

At the August 20, 2012 Public Meeting, the Warwick Planning Board heard a similar proposal to construct a new 190' telecommunications facility adjacent to the existing telecommunications tower on the site, the Warwick Public Safety Complex. The Board made a favorable recommendation to the City Council for a zone change to allow for the construction of the telecommunications tower. As per **Warwick Zoning Ordinance, 506. Telecommunications facilities and towers. (B)3**, Federal Aviation Administration (FAA) approval is required for all new facilities. **On May 16, 2013 this proposal received a Notice of Presumed Hazard, stating that "Initial findings of this study indicate that the structure as described exceeds obstruction Standards." Aeronautical Study No. 2013-ANE-573-OE.** (Attached)

In response to this Notice, the Applicants are proposing to reduce the height of the tower from 190' to 120' and to relocate the telecommunications facility approximately 300' to the south west of the previously proposed location, within the same Warwick Public Safety Complex. This will site the telecommunications tower further from the FAA glide path.

The proposed telecommunications tower requires the following relief from the Zoning Ordinance, Section 505 "Telecommunications Facilities and Towers."

506 C-1	Location within two (2) miles of an existing facility
506 C-5	Exceed maximum tower height
506-C-6	Less than required landscape screening.

#### **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) In compliance with the City's Comprehensive Plan, including the Goals and Policies Statement, the Implementation Program, the Economic Development Element and the Transportation Element, specifically including the recommendation to work with the Rhode Island Department of Transportation on the design and construction of the Apponaug Bypass.
- 2) Not in compliance with the standards and provisions of the City's Zoning Ordinance, therefore, requiring City Council approval to have a higher than allowed telecommunications tower within two (2) miles of an existing facility, and with less than required landscape screening, in an Office Zoning District.
- 3) That the site is the location of the Warwick Public Safety Complex, comprised of the Police Department and Warwick Fire Department headquarters.
- 4) That there is an existing 178' monopole telecommunications facility at the Warwick Public Safety complex, Assessor's Plat 245, Assessor's Lot 161, authorized on April 21, 1998 by Zoning Board of Review Petition #7987, and that this tower is necessary to provide communications with emergency vehicles.

- 5) That Verizon Wireless is currently located on the Apponaug water tower (AP 246, AL 298) which must be demolished and removed as part of the Apponaug Bypass Project presently being undertaken by Rhode Island Department of Transportation, with construction slated to begin in the spring of 2014.
- 6) That Rhode Island Department of Transportation, in conjunction with Verizon, explored several options for relocation of the water tower telecommunication facility, and has concluded that the subject property, the Warwick Public Safety complex, is the best available option.
- 7) That the vicinity surrounding the current Verizon water tower location is zoned with Historic Overlay Zoning. Per Warwick Zoning Ordinance, Section 506. Telecommunications facilities and towers (A), Telecommunication facilities are prohibited in all historic overlay districts, creating a hardship for the relocation of the Verizon facility in this locale.
- 8) That the area surrounding the subject property consists of retail, banking and office type uses.
- 9) That there will be no significant negative environmental impacts from the proposed development.
- 10) That the proposal was reviewed by the following City Departments and Commissions: Public Works, Building, Water, Sewer, Tax Collection, Fire, Warwick Land Trust, Conservation Commission and Historic District Commission, all expressing no comments or concerns.

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.
  - E.) The availability and capacity of existing and planned public and/or private services and facilities.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zoning amendment from Office, to Office with a telecommunications facility, with relief for a higher than allowed telecommunications tower within two (2) miles of an existing facility, with less than required landscape screening, with the following stipulations:

- 1) That the Applicant (Cellco) shall work with the Warwick Fire Department on the location of Fire Department communications equipment on the proposed tower.

- 2) That the lease agreement for the site shall be subject to approval by the Warwick City Council.
- 3) That prior to issuance of a building permit, the Applicant (Cellco) shall have all necessary Federal, State and Local permits, including FAA approval.
- 4) That prior to any site clearing or construction, the Applicant shall consult with the City's Landscape Project Coordinator with the intention to limit the disturbance to the existing tree cover at the site.
- 5) That the Applicant (Cellco) shall submit a fee in lieu of landscaping to the City to be dedicated for landscape purposes, and to be calculated by the Landscape Project Coordinator, prior to the issuance of a Certificate of Occupancy.
- 6) That any additional expansion of this telecommunications facility shall require a Development Plan Review (DPR) to be approved by the Warwick Planning Board in Compliance with the City of Warwick Development Review Regulations.

**Public Informational Meeting**  
**Major Land Development/Subdivision**

**30 Station Street**  
**3630 West Shore Road**

Applicant:	Apponaug Waterfront Development, LLC Rene R. Hamel and Rita Hamel
Location:	Station Street and West Shore Road
Assessor's Plat:	365
Assessor's Lot:	219 and 276
Zoning District:	AP 276, Light Industrial (LI) AP 219, Residential A-10
Proposed Zoning:	General Business (GB) and Open Space
Land Area:	3.99 acres
Number of existing lots:	2
Number of proposed lots:	1
Engineer:	Pare Corporation
Ward:	7

**Background**

The Applicant is requesting Master Plan Approval of a Major Land Development Project/Subdivision for the construction of a six story, 134,400 square foot hotel. The proposed development is sited on two parcels, with a combined area of 3.99 acres. The site is located off of West Shore Road (Route 117) and adjacent to Station Street, an unimproved roadway. The site is bounded by Apponaug Cove to the South, a commercial use to the east and the Amtrak rail line to the west.

The hotel is proposed to include 127 rooms, a restaurant, a ballroom and meeting rooms. Access to the parcel, ingress only, will be provided from an improved Station Street, which is an existing public right-of-way abutting the west side of the property, and ingress and egress from a new site driveway located on West Shore Road, approximately 200 feet east of Station Street.

The estimated cost of construction of the project is 20 to 22 million dollars, creating 175 to 200 construction jobs, and 120-135 full and part-time positions. The project is projected to create 8 to 9 million dollars in revenue per year, generating a potential tax revenue for the City of \$500,000 to \$550,000 per year.

This parcel is in close proximity to Apponaug Village, founded in 1696 and one of Warwick's oldest neighborhoods. Beyond the traffic noise and disruption, Apponaug has the foundations of a dynamic community. It features four churches, an historic City Hall listed on the National Register of Historic Places, a museum, a library, ball fields, a post office and an underutilized waterfront. At a series of ward based meetings held as part of the current comprehensive plan update, one of the overwhelming themes was for the City to work to improve pedestrian and bicycle connections and to support and create village centers. There was strong support for mixed use centers creating more walkable communities, with connectivity between areas. In 2011, the City reclassified the properties along Post Road in Apponaug as "*Village*" zoning. With this in place, and the Rhode Island Department of Transportation's Bypass project slated to begin in the spring of 2014, Apponaug is positioned to realize long term revitalization goals for the area, in which this hotel could play a substantial role.

### **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 and consistent with research conducted as part of the current Comprehensive Plan update indicating that Warwick residents want village style centers with mixed uses and amenities.
2. Not in compliance with the standards and provisions of the City's Zoning Ordinance, therefore, requiring City Council approval for a zone change from Light Industrial and Residential A-10 to General Business and Open Space, with exemptions for a building with greater than allowable height and less than required front setback, on a lot with less than required coastal and freshwater wetlands setback, less than required parking area setback, less than required parking spaces, greater than allowed driveway width, less than required loading spaces and less than required landscape buffer along street frontage.
3. That this parcel is in close proximity to Apponaug Village, which was rezoned in 2011 to Village zoning in order to revitalize economic development in the Village.
4. That the parcel is located at West Shore Road and Station Street and is bounded by Apponaug Cove to the south, a commercial use to the east, and the Amtrak rail line to the west.
5. That the parcel currently consists of two lots, with split zoning, Light Industrial and Residential A-10.

6. That Assessor's Plat 365, Assessor's Lot 276, fronting on West Shore Road is zoned Light Industrial and is currently used for both boat repair/storage and a trucking operation. Light Industrial zoning allows a variety of industrial operations by right, including, but not limited to, manufacturing and open lot storage.
7. That Assessor's Plat 365, Assessor's Lot 219 is zoned Residential, A-10, abuts Apponaug Cove, contains a large coastal wetlands feature and is located within a flood zone AE, elevation 12, as indicated on NFIP, Flood Insurance Rate Map, dated September 18, 2013.
8. That the project has been reviewed by Rhode Island Coastal Resource Management Council (CRMC), Preliminary Determination File No. 2010-01-040, indicating a reduction in the building footprint in response to CRMC programmatic requirements, and allowing the project to proceed for additional review. (Attached)
9. That the Phase I Archaeological Survey of the parcel has been reviewed by the Rhode Island Historic Preservation and Heritage Commission in accordance with Section 220 of the Coastal Resource Management Plan and concluded that the project area is so extensively disturbed that no further archaeological surveying is required and that this project will have no adverse effect on any significant cultural resource.
10. That a traffic report, prepared by Pare Consulting, and dated July 30, 2013, concludes that *"overall, the results of the capacity and safety analysis indicate that the construction of the proposed Apponaug Waterfront Hotel is expected to have minor impacts on most of the roadway network intersections. The conditions expected following hotel construction are similar to those expected as part of the future, no-build condition."*
11. That Rhode Island Department of Transportation (RIDOT) will begin construction of the \$33.6 million dollar Apponaug Bypass Long-term Improvements Project in the Spring of 2014 transforming the congested, outmoded circulator system into a dramatically more efficient, safer, accessible and sustainable facility, allowing the City of Warwick and the State of Rhode Island to realize the long term revitalization goals for the area.
12. That the construction of the Apponaug Bypass will include a dedicated bicycle lane and bicycle tolerant shoulders, along with sidewalks, crosswalks, and other pedestrian amenities. As part of the current comprehensive planning process, the City is working towards creating a pedestrian and bicycle network throughout the City, leading to walkable streets and multimodal options. A long term goal of the City is to connect Apponaug to the new Interlink multimodal station at TF Green Airport, (with connections to commuter rail, bus and air transit) through improvements to pedestrian and bicycle facilities between these nodes.
13. That the site is a waterfront parcel located in a prime location within the regional transportation network, with the following regional connectivity assets in the immediate vicinity, Interstates 95 and 295, TF Green (PVD) Airport, and the Interlink Multimodal Station.

14. That the project is under the jurisdiction of CRMC and will require additional review that shall ensure that there will be no significant negative environmental impacts from the proposed development.
15. 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.
16. That the proposed development possesses adequate access to a public street.

### **Planning Department Recommendations**

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 the project shall receive City Council approval for a zone change from Light Industrial and Residential A-10, to General Business and Open Space, with exemptions for a building with greater than allowable height and less than required front setback, on a lot with less than required coastal and freshwater wetlands setback, less than required parking area setback, less than required parking spaces, greater than allowed driveway width, less than required loading spaces and less than required landscape buffer along street frontage.
3. That prior to Final Approval, the Applicant shall merge Assessor's Plat 365, Assessor's Lots 219 and 276 and record a subdivision as per the City of Warwick's Development Review Regulations.
4. That, in conjunction with the Rhode Island Department of Transportation, the Applicant shall improve the sidewalk on the southern side of West Shore Road under the Amtrak train trestle to provide a gateway and pedestrian access from the hotel site to the Village. These pedestrian improvements shall consist of lighting, landscaping and a period correct hand rail, at a minimum. A design shall be submitted for review and approval, by the Planning Board or its Administrative Officer.
5. That a Storm Water Management Plan shall be submitted in accordance with Rhode Island Storm Water 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 if the Applicant does not provide a signed agreement with a hotel operator prior to Preliminary Approval, the Applicant shall provide a market analysis prepared by a professional consultant indicating the need for additional hotel rooms within the City and region.
7. That the Applicant shall provide a minimum of three public parking spaces at the terminus to Station Street to provide public access to Apponaug Cove, as permitted by CRMC.
8. That the Applicant shall be responsible for maintaining and plowing Station Street.

9. That there shall be no live music outside of the building or on the outdoor deck. All exterior lighting shall be dark sky compliant or shielded from any abutting residential structures.
10. That the Applicant shall hire a Warwick Police Department detail for traffic control during any event exceeding 100 people.
11. That the Applicant shall employ traffic mitigation measures as proposed in the traffic report prepared by Pare Consulting and dated July, 2013, including the consideration of a turn lane from West Shore Road onto the parcel, optimizing the timing of the existing signal at the intersection of West Shore Road and Long Street, reducing blockage on West Shore Road by installing signage on the site instructing motorists not to block the intersection, and installing new pavement markings and signage on West Shore Road.
12. That the Applicant shall install signage on the site clearly indicating the traffic ingress and egress pattern, with "no exit" clearly marked for Station Street.
13. That all necessary state permits, including but not limited to CRMC, DEM and DOT, shall be obtained prior to submission to the Planning Board for Preliminary Plan approval. The Applicant shall also receive Federal Aviation Administration and Rhode Island Airport Corporation approval prior to the Preliminary Plan approval.
14. That the Preliminary Plan submittal shall include a Landscape Plan, prepared 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 City's Landscape Project Coordinator.
15. That the Project Engineer shall meet with the Warwick Division of Water regarding the existing infrastructure in the area and all proposed work shall be coordinated through the Warwick Water Division.
16. That the Project Engineer shall submit projected flows to the Warwick Sewer Authority and comply with all industrial pretreatment requirements. This project shall be subject to Warwick Sewer Authority Inspection Fees.
17. The Project Engineer shall indicate a sewer service extended to the nearest gravity sewer manhole located approximately 300' east of the proposed location. The Warwick Sewer Authority does not allow service connection taps on a force main. The new route of service shall be indicated on the plan.
18. That the Applicant shall continue to work with the Administrative Officer to the Planning Board regarding the exterior elevations of the building to design a building that is evocative of New England seaside architecture and in character with the abutting residential neighborhood.

**Request for a Zone Change  
Recommendation**

**Applicant:** Apponaug Waterfront Development, LLC  
Rene R. Hamel and Rita Hamel

**Location:** 3630 West Shore Road and 30 Station Street

**Assessor's Plat:** 365

**Assessor's Lots:** 219 and 276

**Total Area:** 3.99 acres

**Zoning District:** Light Industrial and Residential A-10

**Proposed Zoning:** General Business (GB) and Open Space (OS), with exemptions

The Applicant is requesting a zone change recommendation for the parcel, from a combination of Light Industrial and Residential A10 to General Business and Open Space. This request is part of the proposal to construct a new six story, 134,400 square foot hotel. The proposal requires the following relief from the Zoning Ordinance:

**Zoning**

			PROPOSED	REQUIRED
Table 2A	Dimensional Regulations	Building Height	80' (70' from West Shore)	40'
Table 2B	Dimension Regulations	Front Setback	2' Station Street 8' West Shore Road	25'
503.1	Coastal Setback	Minimum Setback	Building and work within the setback	50'
504	Freshwater wetland	Minimum Setback	Building and work within the setback	50'
701.3	Parking Setback	Minimum setback of space	5' from west 7' from east	10'
701.7	Offstreet Parking	Number of Spaces	271	222
702.2	Loading Requirement	Number of Loading spaces	1 provided	
703.4	Entrance and Exits	Driveway	Proposed Driveway from Station St, 45'	Not to exceed 30'
505.1A	Landscape	Buffer along street frontage	Less than 10'	10'

**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. In compliance with the City's Comprehensive Plan, including the Goals and Policies Statement, the Implementation Program, the Economic Development Element and the Transportation Element.
2. Not in compliance with the standards and provisions of the City's Zoning Ordinance, therefore, requiring City Council approval for a zone change from Light Industrial and Residential A-10 to General Business and Open Space, with exemptions for a building with greater than allowable height and less than required front setback, on a lot with less than required coastal and freshwater wetlands setback; less than required parking area setback, less than required parking spaces, greater than allowed driveway width, less than required loading spaces and less than required landscape buffer along street frontage.
3. In compliance with the components and purpose of Village Zoning, Ordinance, PCO-6-11, as approved by the Warwick City Council on October 20, 2011, including increasing pedestrian activity, providing a customer base to support local businesses and revitalizing the economic life of Apponaug Village.

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:

- B.) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick.
- F.) The availability and capacity of existing and planned public and/or private services and facilities.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zoning amendment from Light Industrial and Residential A10 to General Business and Open Space, with the requested relief, with the following stipulations:

1. That prior to Final Approval by the Planning Board, the Applicant shall merge Assessor's Plat 365, Assessor's Lots 219 and 276 and record a subdivision, as per the City of Warwick's Development Review Regulations.
2. That, in conjunction with the Rhode Island Department of Transportation, the Applicant shall improve the sidewalk on the southern side of West Shore Road under the Amtrak train trestle to provide a gateway to the Village and pedestrian access from the hotel site to the Village. These pedestrian improvements shall consist of lighting, landscaping and a period correct hand rail, at a minimum. A design shall be submitted for review and approval by the Warwick Planning Board or Administrative Officer to the Planning Board.

3. That the Applicant shall provide public parking (3 spaces, minimum) at the terminus to Station Street to provide public access to Apponaug Cove, as permitted by CRMC.
4. That the Applicant shall be responsible for maintaining and plowing Station Street.
5. That there shall be no live music outside of the building or on the outdoor deck. All exterior lighting shall be dark sky compliant or shielded from any abutting residential structures.
6. That the Applicant shall hire a Warwick Police Department detail for traffic control during any event exceeding 100 people.
7. That the Applicant shall employ traffic mitigation measures as proposed in the traffic report prepared by Pare Consulting and dated July, 2013. including the consideration of a turn lane from West Shore Road onto the parcel, optimizing the timing of the existing signal at the intersection of West Shore Road and Long Street, reducing blockage on West Shore Road by installing signage on the site instructing motorists not to block the intersection, and installing new pavement markings and signage on West Shore Road.
8. That the Applicant shall install signage on the site clearly indicating the traffic ingress and egress pattern, with "no exit" clearly marked for Station Street.

**Bond Reduction**

Oakridge Plat:	
Bond Amount	\$1,342.69
<u>Amount Release</u>	<u>\$1,342.69</u>
Remaining Total	\$0.00

**Actions by the Administrative Officer**

**Administrative Subdivision**

<u>Name</u>	<u>Assessor's Plat:</u>	<u>Assessor's Lot/s</u>
Replat of Country Club Estates	250	26 & 35

Any party, person (s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2000 extension 6289.





