

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289/Fax (401) 737-5652
T.D.D. (401) 739-9150

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, December 10, 2014

Time: 6:00 p.m.

Location: City of 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:

Review and approval of the October 2014 meeting minutes.

Public Informational Meeting
Major Land Development/Subdivision
Tollgate Hill Farm

Applicant/Property Owner: Mutual Properties 275 Tollgate, LLC.
Location: 271 Toll Gate Road
Assessor's Plat: 247
Assessor's Lot: 20
Zoning District: O, Office
Land Area: 10.67 acres
Number of existing lots: 1
Number of proposed lots: 3
Surveyor: Crossman Engineering
Ward: 8

Background

The Applicant is seeking Master Plan approval of a Major Land Development Project/Subdivision for the development of a two story, 58 unit assisted living facility with 112 beds and 54,000 square feet, and an additional 54,000 square feet of office space, on a 10.67 acre parcel located on Toll Gate Road. The site is zoned (O) Office and consists of a deteriorated 1,768 sf dwelling and several smaller outbuildings. The Applicant is seeking Master Plan approval for the project, which will be constructed in two Phases, with Phase I being the construction of the assisted living facility and Phase 2 being the construction of the office buildings.

The Applicant is proposing to subdivide the parcel from one existing lot into three lots to provide for the development. A new drive/access road, with one curb cut, will be provided from Toll Gate Road and will provide access to each lot. Phase I will include this access road and the assisted living facility. Site improvements will include new parking areas, walking trails, stone walls, fencing and landscape areas. An assisted living facility, per Warwick Zoning Ordinance Use Code 705, *Extended care, convalescent, rest, or nursing home*, requires a special use permit in an Office Zoning District.

According to Rhode Island Statewide Planning Population Projections, the overall population of the State is expected to decline from 2010 to 2015, grow modestly for a few years and then decline again in the decade between 2030 and 2040. While the overall number is projected to decline, the composition will change and the State's age distribution will shift toward older ages. According to the City's Comprehensive Plan, like most mature, suburban style communities, Warwick has an aging population, meaning that the City has to pay attention to meeting the housing needs of a growing senior population and provide a diversity of housing options.

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 City's Comprehensive Plan, specifically *Chapter 7, Housing and Neighborhoods*, which includes as a goal to have a wide range of housing choices to meet the diverse needs of households at all income levels and all stages of life, and the creation of a supportive medical cluster capitalizing on the area's proximity to Kent Hospital.
2. That the subject parcel is located along Toll Gate Road, is identified as Assessor's Plat: 247, Assessor's Lot: 20, and abuts RIDOT property to the north and west, and a well-established, residential neighborhood to the northeast.
3. That the existing uses fronting on Toll Gate Road, to the east and west of the parcel are primarily medical office use, and the parcels to the northeast of the site are single-family residential uses, zoned Residential A-10.
4. That the parcel consists of a total land area of 10.67 acres, which includes approximately three (3) acres with an existing Narragansett Electric utility easement. This easement specifically prohibits the construction of structures.
5. The parcel is zoned Office (O), and the Phase I proposal meets all of the dimensional requirements of an Office zone, including the parking requirement for convalescent or nursing use of one (1) space per two (2) beds. However, the use requires Zoning Board of Review approval for a special use permit allowing Use Code 705, *Extended care, convalescent, rest, or nursing home*.

6. That in April of 2007, this parcel received conditional development plan approval for the construction of two (2) office buildings, totaling 136,860 square feet, entitled Tollgate Office Park.
7. That the Applicant submitted a traffic comparison, prepared by Crossman Engineering, dated October 27, 2014, comparing the projected traffic generated by this project against a previously approved project on the subject site, entitled Tollgate Office Park. The traffic study for the Tollgate Office Park was prepared by RAB Professional Engineers, Inc. and dated February 2007.
8. The traffic comparison concludes that the proposed development is projected to generate less than half the amount of traffic than the previously approved project, Tollgate Office Park.
9. 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.
10. That the proposed development possesses adequate access to a public street.
11. That the proposed development has access to public water and sewer, with an existing sewer service for the proposed project.

Planning Department Recommendations

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

1. That the project shall receive Zoning Board of Review approval for a Special Use permit, for Use Code 705, Extended care, convalescent, rest, or nursing home.
2. That all plans 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 design for the stormwater collection system shall be in accordance with the requirements of Rhode Island Stormwater Design and Installation Standards Manual, dated December 2010, and designed to demonstrate a zero-net runoff from the proposed development. The Project Engineer shall meet with City Engineering staff to review the proposed drainage system prior to any submittals to RIDEM or RIDOT. Connections to municipal stormwater drainage systems will not be allowed.
4. The Applicant shall provide documentation that the development is consistent with the existing Narragansett Electric easement. Approval shall be required from the utility company.

5. That all necessary State permits, including but not limited to RIDEM, and RIDOT Physical Alteration Permit, shall be obtained prior to submission to the Planning Board for Preliminary Plan approval.
6. That the Applicant shall meet with the Warwick Fire Marshall for plan review and approval, prior to Preliminary submittal.
7. That the Project Engineer shall submit a complete set of plans to the Warwick Sewer Authority for review and approval. These plans shall comply with all WSA construction standards and Industrial Pretreatment Regulations.
8. That all 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.
9. That the Preliminary submittal shall include a Landscape Plan, prepared by a Registered Rhode Island Landscape Architect. Said plan shall be subject to approval by the Administrative Officer and provide, at a minimum, attention to an outdoor area that includes seating, tables, walkways and raised gardens that are safe and accessible for the elderly and sensory impaired, utilizing Rhode Island native plant material in bioretention basins and throughout the site, incorporating large, deciduous shade trees into the landscape surrounding the parking areas, and incorporating low impact design techniques that will utilize runoff from impervious surfaces to water the trees.
10. That the Applicant shall provide a six foot (6') fence or hedge to be located along the northeasterly corner of the development abutting Assessor's Plat 246, Assessor's Lots 2, 21, and 23, as required in accordance with Warwick Zoning Ordinance Sections 505.1 B and C. This shall be indicated on the Landscape Plan.
11. That since the Project will be approved and constructed in phases; the Applicant shall provide a landscape plan that addresses both the landscape for the entire parcel and a landscape plan for Phase I of the project.
12. That as part of the Preliminary submittal for the Phase II office development, the Applicant shall provide an updated traffic impact statement, as per the City of Warwick's Development Review Regulations, Section 6.6.3 Traffic.
13. That the Project Engineer shall consider employing traffic mitigation measures to address visibility issues with eastbound traffic on Toll Gate Road for traffic exiting the site.

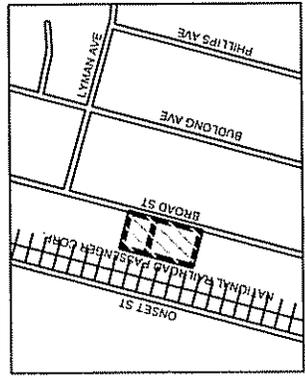
Actions by the Administrative Officer

Administrative Subdivisions

<u>Plat</u>	<u>Lot</u>	<u>Plat Title</u>
296	9, 10, 11, & 12	Replat of the Chesebough Plat

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.

ZONING DISTRICT A-7
 MINIMUM LOT AREA 7,000 S.F.
 MINIMUM LOT FRONTAGE 70 FT.
 MINIMUM SETBACKS: FRONT 25 FT.
 SIDE 8 FT.
 REAR 20 FT.

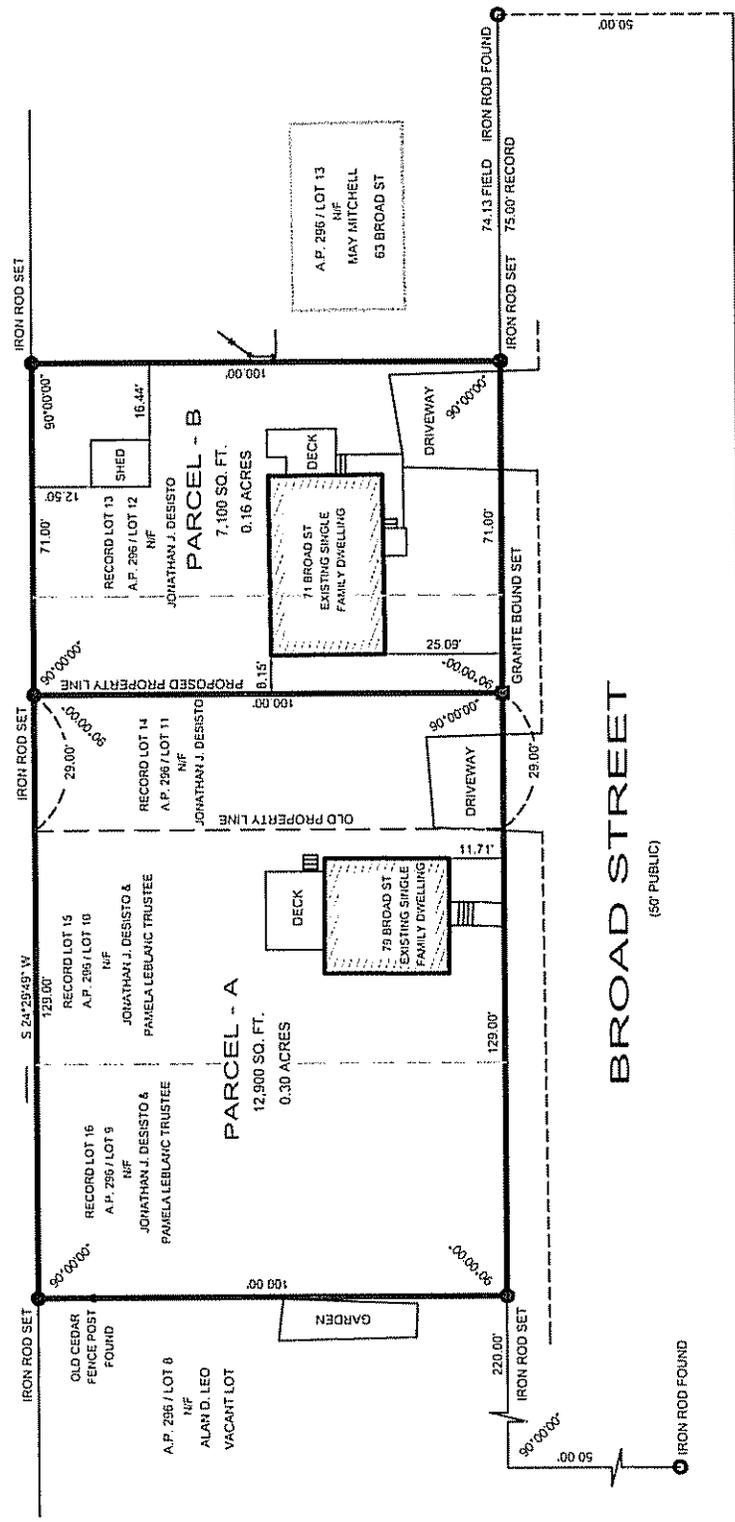


NOTE:
 1. PROPERTY IS LOCATED IN A ZONE X
 COMMUNITY PANEL No. 44003C0018G 12/03/2010
 2. PURPOSE OF THE SURVEY TO MOVE PROPERTY LINE
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OWNERS:
 JONATHAN J. DESISTO & PAMELA LEBLANC TRUSTEE



NATIONAL RAILROAD PASSENGER CORP.
 A.P. 285 / LOT 275



SURVEY CLASSIFICATION:
 THIS SURVEY AND PLAN CONFORM TO A CLASS L STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AND IS CORRECT. THERE ARE NO ENCUMBRANCES EITHER WAY ACROSS THE PROPERTY LINES EXCEPT AS SHOWN.

BY: *Richard T. Bzdyra* 11/05/14
 RICHARD T. BZDYRA, P.L.S. DATE

LOTS DEPICTED ON THIS PLAT (OR PLAN) SHALL NOT BE ALIENED DIMENSIONALLY OR LEGALLY INCLUDING THE ENCUMBRANCE OF LOTS OR KNOWING OF ANY LOT LINE FOR ANY PURPOSES WHATSOEVER, WITHOUT FIRST OBTAINING A SUBDIVISION PLAT APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1995 (AS AMENDED).

NO. 1788
PROFESSIONAL LAND SURVEYOR

ADMINISTRATIVE SUBDIVISION PLAN
 REPLAT OF THE CHESEBOUGH PLAT OF HOUSE LOTS 13, 14, 15, & 16
 A.P. 296 / LOTS 9, 10, 11, & 12
 71 & 79 BROAD STREET
 WARWICK, R.I.
 SCALE: 1"=20' DATE: MAY 1, 2014
 PREPARED FOR:
STEPHEN DESISTO
 PREPARED BY:
OCEAN STATE PLANNERS, INC.
 1255 CARLAWN AVENUE, GRANVOSTON, RI 02920
 PHONE: (401) 463-9696 FAX: (401) 463-9039
 JOB NO. 8481 / DWG. NO. 8481 - (DRP)
 GRAPHIC SCALE 1" = 20'

A.P. 296 / LOT - PARCEL	OLD AREA	NEW AREA
LOTS 9 & 10	10,000 S.F.	0
LOTS 11 & 12	10,000 S.F.	0
PARCEL - A	0	12,900 S.F.
LOTS 11 & 12	0	7,100 S.F.

REFERENCE:
 DEED BK. 7855 / PG. 114 & 102 DESIGNATED AS LOTS 13, 14, 15 & 16 ON THAT PLAT ENTITLED: THE CHESEBOUGH PLAT OF HOUSE LOTS LOCATED AT NORWOOD SECTION ON THE NEW YORK PROVIDENCE AND BOSTON RAILROAD BELONGING TO HENRY C. BULLONG SURVEYED AND PLATTED MAY 1883 BY J.A. LATHAM PROV' PLAT CARD 98