

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, March 13, 2013

Time: 6:00 p.m.

Location: Warwick City Hall
City Council Chambers (NOTE: Location Change)
3275 Post Road
Warwick, RI 02886

Review and approval of the February 2013 meeting minutes.

Public Hearing

Major Subdivision

Julian Road-Hidden Oaks-Preliminary

Location: 103 Florin Street, 21 & 31 Bunting Road, & Julian Road
Applicant: Kenneth Edward & Sandra Lee Olson
Michael C. Carreiro & Jennie A. McDowell
Paul & Elena Gallucci

Assessor's Plat: 340
Assessor's Lot(s): 291, 666, & 667
Zoning District: A-7 & A-10 Residential
Land Area: 4.80 acres
Surveyor: DiPrete Engineering
Ward: 3

The Applicant is requesting a Preliminary Approval of a Major Subdivision. The Applicant is proposing to subdivide (3) three existing lots to create (11) eleven new lots; (1) one conforming lot fronting on Florin Street; (8) eight conforming lots fronting on a new street, the Julian Road extension and (2) two conforming lots containing existing single family structures fronting on Bunting Road.

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 we find:

1. That the subject property is located at 103 Florin Street, 21 & 31 Bunting Road, and Julian Road and is identified as Assessor's Plat: 340, Assessor's Lots: 291, 666, & 667.
2. That the subject property consists of three (3) tax assessor's lots totaling 4.80 acres; the lot fronting on Florin Street is zoned Residential A-7; the lots fronting on the Julian Road extension; and Bunting Road are zoned Residential A-10.
3. That the Applicant proposes to create (11) eleven conforming lots; (1) one new conforming lot fronting on Florin Street; (8) eight new conforming lots fronting on a new street, the Julian Road extension and (2) two conforming lots with existing structures fronting on Bunting Road.
4. That the A-7 Residential Zoning District requires a minimum of 70 feet of frontage and lot width and a minimum area of 7,000 square feet per individual lot.
5. That the A-10 Residential Zoning District requires a minimum of 100 feet of frontage and lot width and a minimum area of 10,000 square feet per individual lot.
6. That the subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance.
7. That the Applicant received Master Plan Approval at the September 2012 Planning Board meeting.
8. That Assessor's Plat: 340; Assessor's Lots: 666 and 667 have been incorporated into the application to address encroachments onto Assessor's Lot 291.
9. That the Applicant has received RIDEM-Wetlands, Insignificant Alteration Permit/Approval No. 12-0169; RIPDES File No. 100986; and UIC File No. 001550; indicating that there will be no significant negative environmental impacts from the proposed development.
10. That the property has outstanding sewer assessments.
11. That the property will have access to public water and sewer.
12. 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.
13. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department's recommendation is to grant a Preliminary Approval, with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That the *Hidden Oaks Plat Homeowner's Association* Documents shall be reviewed and approved by the City's Engineer Project Manager, prior to Final Approval.
2. That the Homeowner's Association shall be solely responsible for the operation and maintenance of the *Sediment Forebay and Infiltration Basin A*, as shown on the "*Hidden Oaks Preliminary Plan*", last revision dated February 19, 2013.
3. That the Homeowner's Association shall be solely responsible for the maintenance and repair of the "*Perimeter underground infiltration trench and yard inlet drain piping drainage system*" included on all record lots as shown on the "*Hidden Oaks Preliminary Plan*", last revision dated February 19, 2013.
4. That the maintenance and repair of the proposed stone drywells for roof drainage, situated on individual private lots, shall be the sole responsibility of the property owner.
5. That the underground infiltration system located on Record Lot 10, entitled "drainage lot" and shown on the "*Hidden Oaks Preliminary Plan*", last revision dated February 19, 2013, shall not be accessed via the easement depicted on Record Lot 6 (private property). The Applicant shall reconfigure the "Drainage Lot" 10 to include access to the underground infiltration system for maintenance and repair.
6. That the Project Engineer shall review all aspects of the drainage system, including but not limited to, access, grading, piping, drywells, structures, yard drains and infiltration basin.
7. That any deviation from the approved "Final Plan" shall be reviewed and subject to approval by the Administrative Office, prior to construction.
8. That an "as-built" plan must be prepared showing grading, drainage, structures, road layout, bound locations and utility locations etc., prior to the final surety bond being released.
9. That the final "Record Plat" shall show interior angles as required per the City's Development Review Regulations, Appendix C, Checklist of Required Information, Item No. 10.
10. That the final "Record Plat" shall be reviewed and approved by the City's Surveyor, prior to Final Recording.

11. That the Applicant shall contact the City's Landscape Project Coordinator, prior to site clearing to inspect tree protection, as detailed on the landscape plan prepared by Ray DiPrete dated January 8, 2013.
12. That the Applicant shall preserve the existing grade and topsoil within the drip line tree protection area.
13. That the tree located in the drainage area within the cul-de-sac island, as detailed on the landscape plan prepared by Ray DiPrete dated January 8, 2013, shall be changed to a 2-2.5" caliper London Plane Tree. In the event that the aforementioned tree cannot be located within the cul-de-sac island, the tree shall be relocated to another location on the property.
14. That the Project Engineer shall verify all sewer main line elevations in the field, prior to final sewer design.
15. That the subdivision is subject to an inspection fee of \$150.00 per 100 feet of sewer pipe installed.
16. That the subdivision is subject to the Inflow-Infiltration Regulations (sewer authority).
17. That all dwellings shall have a backflow preventer.
18. That the Applicant shall use "Mueller Hydrants" on the Julian Road extension.
19. That the water valves shall be "right on" valves.
20. That the Applicant shall contact the Water Division 48 hours in advance to inspect the installation of the new water main and to witness the pressure test and the chlorination/disinfection process.
21. That the Applicants shall pay all outstanding liens on the property, including, but not limited to, taxes and sewer assessments, prior to the recording the Record Plat
22. That the Applicant shall provide a surety bond in the amount of \$443,480 prior to recording the "Record Plat".
23. That a "*payment in lieu of open space*" shall be required for (8) eight lots in accordance with the City's Development Review Regulations and City's Comprehensive Plan Recreation and Open Space Element.

Public Informational Meeting

Major Subdivision

Major Potter Road

The Applicant is requesting Master Plan Approval of a Major Subdivision. The Applicant is proposing a cluster subdivision of an 18.95 acre lot with a new street to allow for the development of 13 new single family house lots. The proposed cul-de-sac roadway will have ingress and egress from Major Potter Road.

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 subject property is located along Major Potter Road and is identified as Assessor's Plat: 228, Assessor's Lot: 98.
2. That the subject property consists of one (1) Tax Assessor's lot totaling 18.95 acres and is zoned Residential A-40.
3. That the original plan presented to the Planning Department in a pre-submission meeting, included a fifteen (15) lot single family cluster subdivision.
4. That the Planning Department's review of the proposed fifteen (15) lot single family subdivision, found that two (2) of the proposed lots were wholly bisected by a wetland system, creating impracticable lots for development.
5. That at the request of the Planning Department, the Applicant reconfigured the subdivision, removing the two (2) lots that were bisected by a wetland system, resulting in a thirteen (13) lot single family cluster subdivision.
6. That the Applicant in its instant petition proposes to create a single family cluster development that consists of fourteen (14) lots; thirteen (13) new conforming lots for single family development on a new street (cul-de-sac); and one (1) 9.86 acre lot dedicated to the homeowners association for use as common open space.
7. That based on the Planning Department's request, the Applicant held a community outreach meeting at City Hall on November 14th 2012 to present the plan, as well as, to gain feedback from the community.
8. That the Applicant is proposing a six (6) foot wide sidewalk located along one (1) side of the roadway and cul-de-sac.

9. That the City's Zoning Ordinance, requires a A-40-Cluster residential development, in which sewer service is **NOT** provided, to have a minimum lot area of 23,500 square feet and 100 feet of frontage and lot width, per individual lot.
10. That the subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance, specifically, Section 501.4 (c) *District Regulations*.
11. That the Project Engineer submitted a Traffic Summary, dated October 22, 2012, indicating that the thirteen (13) lot single family subdivision will generate a 19 peak AM trips and 17 peak pm trips.
12. That Major Potter Road, in the area of the proposed subdivision, has a varying pavement width ranging from 20' to 24', and the condition of the roadway appears to be in moderate to poor condition.
13. That the drainage as shown on the Plan entitled: "*DiPrete Engineering, Master Plan-Site Plan* " last revision date, October 19, 2012 may require redesign to comply with the City's Public Works Department's access requirements to a drainage area.
14. That, according to the Applicant's Master Plan Narrative and Supporting Material Report, last revision date, October 2012, the parcel's soils largely consist of Bridgehampton Silt Loam (BmB) and RF- Ridgebury Soils west of the wetland system and Canton-Charlton rock outcrop on the northeastern portion of the lot.
15. That the surrounding area is primarily serviced by Kent County Water.
16. That public sewer and gas are located in Major Potter Road within approximately 900-1100 feet west of the proposed subdivision, in the approximate location of the "Eagle Run" condominium complex.
17. That the Applicant is proposing On-Site Wastewater Treatment Systems (OWTS).
18. That the Applicant is proposing that the thirteen (13) single family homes be serviced by propane.
19. That in 2006, Public Archaeology Laboratory (PAL) submitted a survey report to RI Historical Preservation & Heritage Commission (RIHPHC) concluding that the proposed subdivision would: "have no effect on any significant archaeological resources, and that no further excavations would be required."
20. That the parcel is surrounded by and traversed by field stone walls, which are a tangible link to the City's colonial agrarian past and, as such, holds a unique historic significance for the City.
21. That stone walls are continuously threatened by both private and public development and need to be protected.

22. 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.
23. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department's recommendation is to grant Master Plan Approval, with the following stipulations:

1. That the Preliminary Plan shall include a survey plan conforming to a Class 1 Standard as adopted by the RI Board of Registrations for Professional Land Surveyors. All plans submitted must comply with Section 3.02C of the Procedural & Technical Standards for Practice of Land Surveying in the State of RI and Providence Plantation-Effective April 1, 1994.
2. To accommodate the proposed subdivision, the Applicant shall design a roadway widening of Major Potter Road for a distance of 250 linear feet East and 250 linear feet west, of the proposed new street to improve site-lines, commuter and pedestrian safety. The width of this 500' linear stretch of roadway shall be 30', if practicable.
3. That the Applicant shall extend the natural gas line from its existing location on Major Potter Road, as shown on the DiPrete Engineering, Master Plan-Site Plan, last revision date, October 19, 2012, to the subject parcel in order to service the thirteen (13) single family lot subdivision.
4. That, upon extending the natural gas line to the subdivision, the Applicant shall be responsible to repair and resurface the entire width of Major Potter Road to the project site to match the existing pavement width of the roadway except for the 30' width required within a 250' linear distance east and west of the new roadway, as specified in stipulation number 2.
5. That the Project Engineer shall meet with the Planning Department and the Engineering Division, *prior* to the drainage design for Preliminary Plan submission.
6. That a Stormwater Management Plan, including but not limited to, a Drainage Plan and Calculations, shall be designed in accordance with Rhode Island Stormwater Design and Installation Standards Manual, dated December 2010, to demonstrate a zero-net runoff from the development. Per the RI Low Impact Development Site Planning Design Guidance Manual, the Design Engineer shall incorporate Low Impact Design (LID) as a first choice, if practicable.
7. The Drainage area(s) shall include access to and around the drainage area to ensure proper maintenance and repair. The Drainage areas shall be subject to approval by the City's Engineer Project Manager.

8. That the Preliminary Plan shall depict the Drainage Area on its own separate lot, which will be deeded to the City.
9. That the Preliminary Plan shall show an adequate number of fire hydrants spaced 300 feet apart and providing a minimum of 1000 GPM.
10. That the Preliminary Plan shall show all two way travel lanes on the new street (cul-de-sac) to have a minimum of 26 feet of unobstructed width, to allow for unimpeded access for fire apparatus.
11. That the Preliminary Plan shall show that all roadway corners are negotiable by vehicles having an outer tire turning radius of 50 feet left or right.
12. That the Applicant shall coordinate with the State Fire Marshall's Office and shall adhere to all RI General Laws relative to Fire Safety and Blasting.
13. That the Applicant shall provide a *Trails Access and Management Plan*, as part of the Preliminary Plan. The plan shall be subject to approval by the Administrative Officer.
14. That prior to Preliminary Approval, the Applicant shall receive approval from the Warwick Historic District Commission for alterations to the existing stone walls.
15. That the Applicant's Licensed Landscape Architect shall coordinate with the City of Warwick Landscape Project Coordinator, prior to the development of a landscape plan, that conforms to the *City of Warwick Development Review Regulations*, specifically, Appendix D, Sections D3.3 (a) through (g) entitled Landscaping and Trees.
16. That prior to Preliminary Approval, the Applicant shall provide to the Administrative Officer all soil and site suitability evaluations, including but not limited to, soil and percolation test results and calculations, as well as, test boring and ledge sampling testing and documentation.
17. That the Applicant shall receive approval from the Kent County Water Authority prior to Preliminary Approval.
18. That the Applicant shall receive all necessary State and Local Permits, including but not limited to, RIDEM-Wetlands, On-Site Wastewater Treatment Systems, and City of Warwick, Physical Alteration Permit (PAP), prior to Preliminary Approval.