

March 10, 2023

Planning Department
Buttonwoods Municipal Annex
3027 West Shore Road
Warwick, RI 02886

Attention: Dan Geagan, Senior Planner

**RE: Proposed Drive-Thru Carwash
Preliminary Plan Review
1119 Division Street, Warwick, RI – Map 215, Lot 7**

Dear Mr. Geagan:

Please accept this letter and enclosed application packet on behalf of 1119 Division Site, LLC (“Applicant”) for the Development Plan Review Preliminary Plan Application for the proposed drive-thru carwash facility to be constructed at 1119 Division Street.

Enclosed, please find the following:

- Six (6) copies of the Application Packet including:
 - Signed/Completed Preliminary Plan Application;
 - 24”x36” Site Development Plans prepared by Bohler, dated 02/24/2022, revised through 03/10/2023;
 - Master Plan Decision Comment Response Letter dated 03/10/2023;
 - 400-ft Abutter Radius Map;
 - 400-ft Abutters List;
 - Letter of Determination from the Rhode Island Department of Environmental Management dated 02/20/2023;
 - Letter of Acceptance from the Rhode Island Department of Transportation dated 10/31/2023;
 - Letter of Determination from James J. Geremia & Associates, Inc. dated 03/07/2023;
 - Architectural Building Rendering prepared by Washville Car Wash;
- Two (2) copies of the Drainage Report prepared by Bohler, dated 08/25/2022, revised through 01/27/2023;

Project Narrative:

The subject site, located at 1119 Division Street, is located in the General Business zoning district and shown on the City of Warwick Assessors Map 215 Lot 7. The site is currently utilized for construction material storage and has no existing structures. The Applicant is proposed to develop the parcel with a 4,550± s.f. drive-thru carwash. The carwash use is allowed by Special Use Permit from the Zoning Board of Review in the General Business (GB) zoning district.

The development of the site will include parking improvements, landscaping, stormwater management, and associated utilities. The project also proposes a parking area with vacuum equipment for customer use. The site improvements include one new access curb cut at Division Street to the south, as well as two cross-access curb cuts to the abutting parcel located at 1149 Division Street.

Requested Relief:

Zoning Relief that is anticipated is listed below:

- Section 301 Table 1 Use Regulations, Footnote 7
 - The existing parcel has a frontage and minimum lot width of 98.73 feet. This is an existing non-conformity requiring relief from Section 301.
- Section 301 Table 2B Dimensional Regulations
 - The General Business district requires a 40-foot minimum side yard building setback when abutting a residence district. The project provides a 20-foot side yard building setback to an abutting residence district requiring relief from Section 301.
- Section 505.1 Minimum Landscaped Buffer
 - A 20-foot minimum landscaped buffer is required along any property line that abuts a residence district. The project provides a 5.4-foot landscaped buffer requiring relief from Section 505.1.
- Section 505.6 (B) Parking Lot Interior Landscaping
 - 5% minimum interior landscaping is required for parking areas. The parking area does not include any interior landscaping requiring relief from Section 505.6 (B).
- Section 702 Loading Requirements
 - No loading space is shown on the parcel requiring relief from Section 702.

We look forward to discussing this project further with you at your earliest convenience. We trust that this information is sufficient for your needs at this time. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss further.

Sincerely,

BOHLER



Joey Fonseca



Connor Bailey

Cc: Procaccianti Companies; Sherkarchi Law Offices

PRELIMINARY PLAN APPLICATION

Application Form for Submission of Major Subdivision or Major Land Development Plan

Attach Additional Sheets as Needed.

_____	Preapplication	Date _____
_____	Master Plan	Date _____
<u>X</u>	Preliminary Plan	Date <u>03/10/2023</u>
_____	Final Plan	Date _____

1. General Information

A. Assessors plat: 215 lot(s): 7

B. Location of Proposed Subdivision or Land Development - Street address, if applicable:
1119 Division Street

C. Applicant's Name (Include all owners of property):
1119 Division Site, LLC, 1140 Reservoir Avenue, Cranston, RI 02920

D. Applicant's Address and Telephone:
1140 Reservoir Avenue, Cranston, RI 02920
(401) 946-4600

E. Owner's Name, Address and Telephone (if different from Applicant):
1119 Division Site, LLC, 1140 Reservoir Avenue, Cranston, RI 02920

2. Representation, if applicable (Include notarized letter of authorization)

A. Representative's Name(s)
Joe Shekarchi, Shekarchi Law Offices

B. Representative's Address and Telephone:
33 College Hill Road, Suite 15-E, Warwick, RI 02886
(401) 827-0100

3. Description of Proposed Subdivision or Land Development

The Applicant is proposing the construction of a new 4,550± square-foot Carwash building with associated parking, landscaping, stormwater management, and utility improvements. Please refer to the attached cover letter for additional information.

**Application Form for Submission of Major Subdivision or Land Development Plan
Page two**

4. Requested list of waivers from Development Review Regulations:
Please refer to the attached cover letter for a list of requested relief.

5. Tax Assessors Office, if applicable
I have reviewed the proposed plans and concur with the Lot numbering sequence used by the Owner/Applicant.

Tax Assessor/ Authorized Representative / Date

6. Tax Collectors Office (See Certificate of Payment of Taxes Form)
Current Tax Obligation for Lot(s) _____ Plat _____
_____ Has been met by the owner for tax period ending _____
_____ Has not been met by the owner. Submission is not acceptable until taxes are paid

Tax Collector/Authorized Representative / Date

7. Sewer Authority
Current Sewer Assessment for Lot(s) _____ Plat _____
_____ Has been met by the owner for billing period ending _____
_____ Has not been met by the owner. Submission is not acceptable until assessments are paid

Sewer Authority/Authorized Representative / Date

Application Form for Submission of Major Subdivision or Land Development Plan
Page three

1179 Pinisum Site, LLC

8. Owner / Applicant's Signature(s) and date

State of Rhode Island
County of Providence

By: James A. Poracchetti
Its: Manager

In Crawford on the 8th day of March, 192023, before me personally

appeared James A. Poracchetti
to me known and known by me to be the person(s) executing this Application and he/she/they acknowledge
said Application by him/her/they executed to be his/her/their free act and deed.

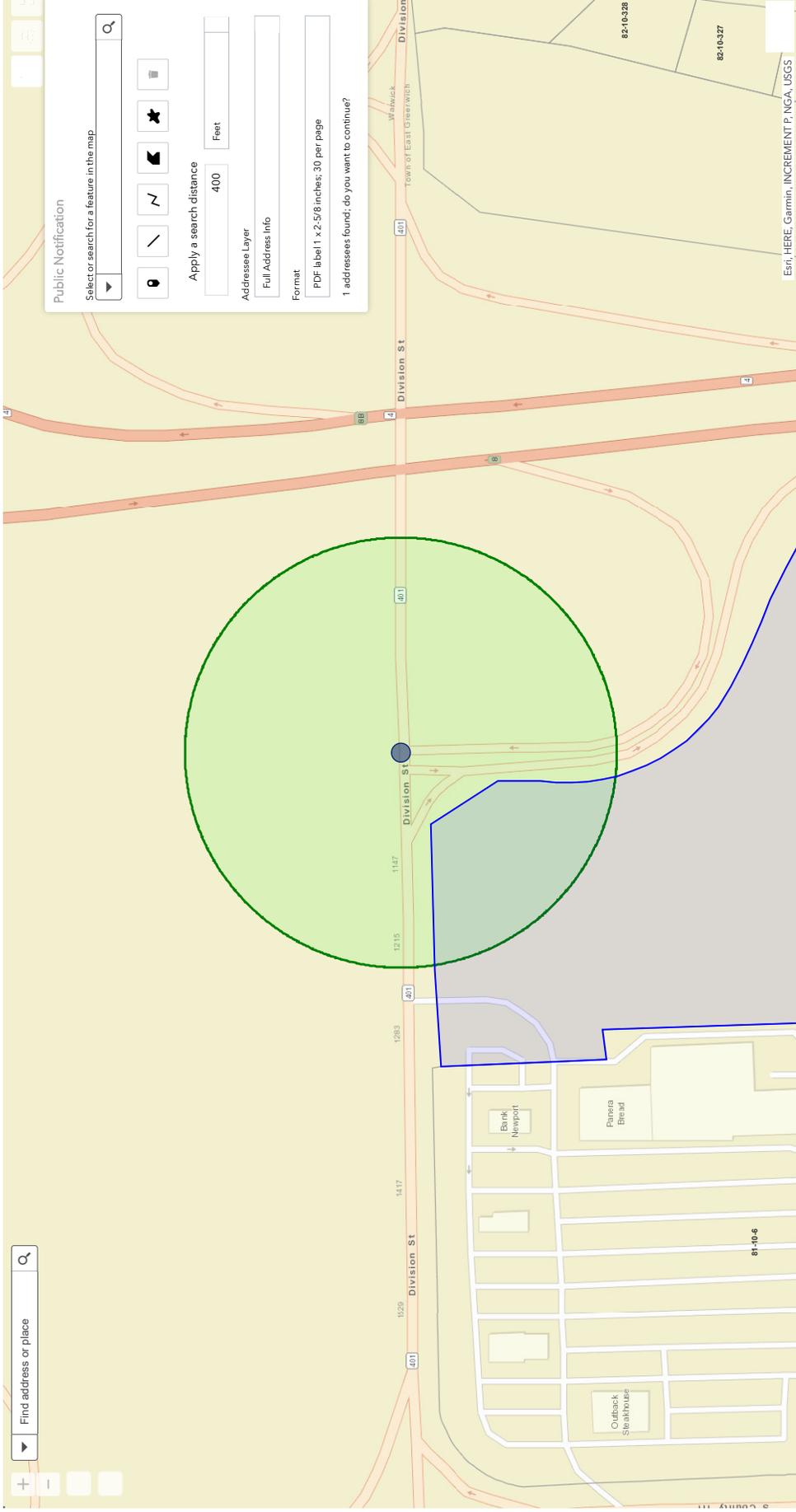
Signature: _____

Printed Name: RON M. HADAR

My Commission expires on: 12/28/2027



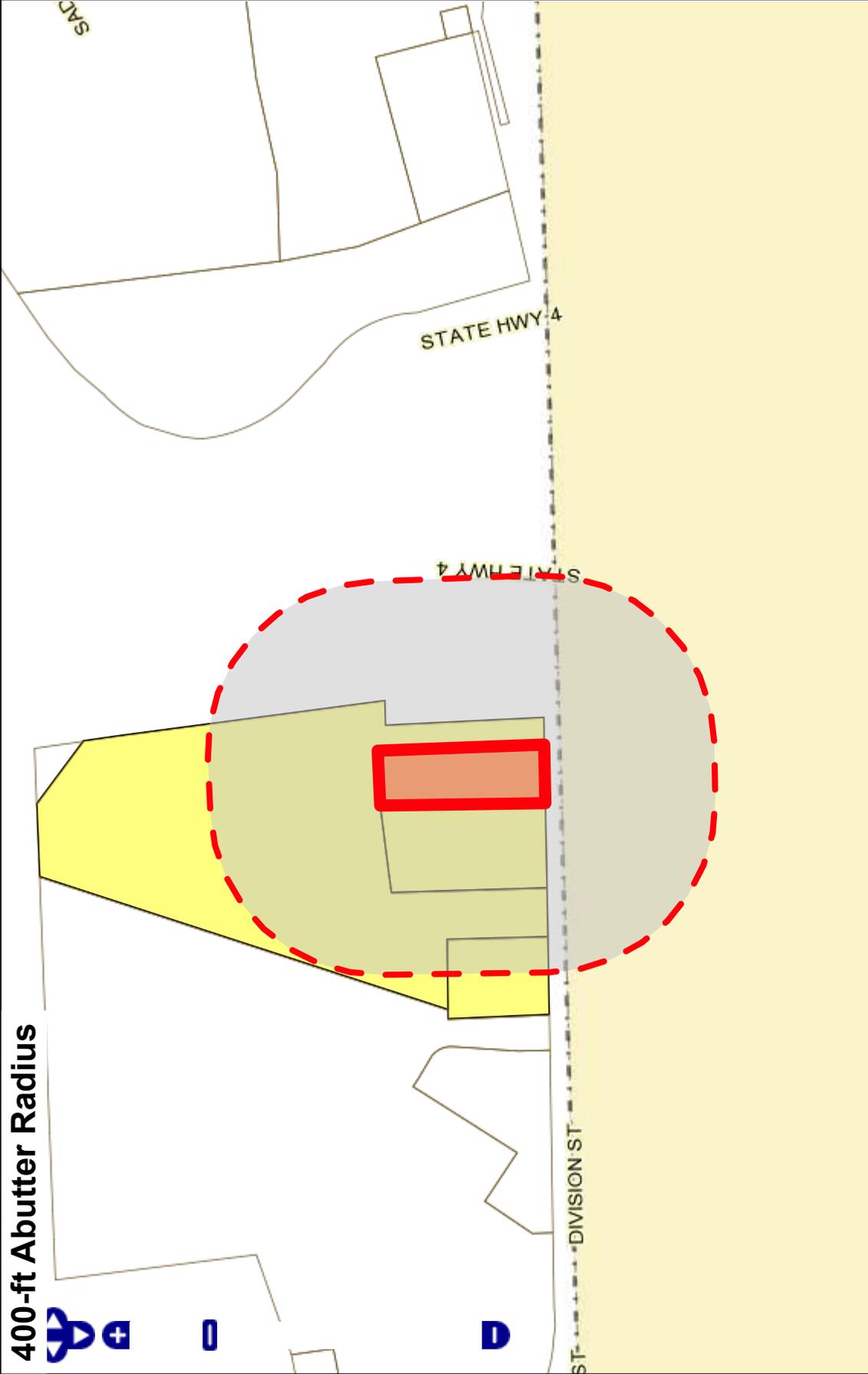
ABUTTERS LIST



81 10 7
NARRAGANSETT ELECTRIC COMPANY
PROPERTY TAX DEPARTMENT
40 SYLVAN ROAD

WALTHAM . MA 02451

400-ft Abutter Radius



City of Warwick, Rhode Island

Selected Parcel: 1119 DIVISION ST ID: 215-0007

Printed on 3/7/2023



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City of Warwick, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Parcel ID: 215-0007-0000
1119 DIVISION SITE, LLC
1140 RESERVOIR AVE
CRANSTON RI 02920

Parcel ID: 215-0008-0000
DIVISION STREET WARWICK NEON
LLC
C/O TGP CONSTRUCTION
1140 RESERVOIR AVE
CRANSTON RI 02920

Parcel ID: 215-0009-0000
NARRAGANSETT ELECTRIC CO
PROPERTY TAX DEPT
WALTHAM MA 02451-2286

Parcel ID: 215-0020-0000
NARRAGANSETT ELECTRIC CO
PROPERTY TAX DEPT
WALTHAM MA 02451-2286

STATE PERMITTING APPROVAL LETTERS



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street
Providence, Rhode Island 02908

February 20, 2023

1119 Division Site, LLC
Nicholas Giacobbi
1140 Reservoir Avenue
Cranston, RI 02920

Re: Wetlands Application No. 22-0458 & Groundwater Discharge/UIC File No. 002142 in reference to the property and proposed project located:

Approximately 80 feet north of Division Street (Route 401) and approximately 1630 feet east of its intersection with Quaker Lane (Route 2), near Utility Pole No. 117-2, Assessor's Plat 215, Lot 7, Warwick, RI.

Dear Mr. Giacobbi:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program, ("Program") has completed its review of your proposed construction of a 4,550 square foot drive-thru carwash, with associated paved parking areas, stormwater mitigation systems, clearing, grading, and soil disturbance as illustrated and detailed on site plans submitted with your application. The site plans referenced by this letter and on file with this Program were received on February 2, 2023.

Our inspection reveals that jurisdictional areas regulated by the DEM are present on or in close proximity to the subject property. Review of your proposed project, however, reveals that this project does not represent an alteration to these jurisdictional areas. It is our determination therefore that a permit for this project pursuant to the Freshwater Wetland Act (R.I. Gen. Laws § 2-1-18 et seq.) or the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-3, is not required. **This Determination is specific to the proposed site alterations illustrated and detailed on site plans on file with this Program** and is further predicated on the following:

1. Adequate measures are employed during and after site alterations to control soil erosion and to prevent any sediment from such erosion being deposited in any freshwater wetlands. You should consult the Rhode Island Soil Erosion and Sediment Control Handbook for appropriate methods to control erosion and prevent sediment from leaving your project site.
2. This determination does not authorize you to modify your project in such a way as to result in the following:
 - a. An increase in the rate and/or volume of surface water runoff flowing into, or draining or diverting from these wetlands and buffers, or
 - b. A diversion of groundwater into or away from these wetlands and buffers, or
 - c. A modification to the quality of water reaching these wetlands and buffers, which could change their natural character.
3. This Program has made specific revisions to the reviewed site plans. These revisions are clearly marked in red on the reviewed plans. All sheets have been re-numbered consecutively (1 of 19 through 19 of 19).

You are advised that this application review has also included review of any subsurface disposal of stormwater subject to the DEM Groundwater Discharge/Underground Injection Control (UIC) Program. This letter therefore also serves as the Groundwater Discharge/UIC Program Permit for this project, which has been assigned the file number 002142 for any subsurface disposal of stormwater on the site. The following conditions are specific to this Groundwater Discharge/UIC Program Permit:

- 1) Any alterations or modifications to the stormwater system from that approved herein, including permanent closure, must be reviewed and approved by DEM prior to being effected.
- 2) The property owner/applicant shall periodically inspect, clean, and maintain the stormwater collection and disposal system to ensure proper performance of all components as described in "Stormwater Operation and Maintenance Plan (O&M) For TPG Development and Construction; Proposed Drive-thru Carwash; 1119 Division Street, Warwick, Rhode Island, Kent County" dated January 27, 2023, date received February 2, 2023, as prepared by Bohler Engineering.
- 3) This Groundwater Discharge/UIC Program registration expires four (4) years from the date of this Registration letter.
- 4) You must notify this Office in writing of the anticipated start date, and of your contractor's contact information, by submitting the Notice of Start of Construction Form prior to commencement of any permitted site alterations or construction activity. You must also notify this Program in writing upon completion of the project. The Start of Construction Form can be found on the webpage: dem.ri.gov/stormwaterconstruction

Please note that this Determination is specific to this proposed project as illustrated on the reviewed site plans, is valid for five (5) years from the date of this letter and does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law.

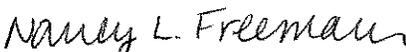
Kindly be advised that this determination is not equivalent to a determination of the type or extent of freshwater wetlands or other jurisdictional areas on the subject property. Should you wish to obtain such verification, you may submit an application in accordance with 250-RICR-150-15-3.

Any modification to your project that would result in an alteration to jurisdictional areas or allowing your project to result in an alteration to freshwater wetlands, requires a permit from this Program. Unauthorized alterations to freshwater wetlands are subject to enforcement action.

Enclosed please find one (1) copy of your site plans stamped REVIEWED by this Program.

Please contact Jessica Lord of this Office (telephone: 401-222-6820, ext. 277-7416) should you have any questions.

Sincerely,


Nancy L. Freeman, Principal Environmental Scientist
Freshwater Wetlands Program
Office of Water Resources
NLF/JAL/jal

Enclosure: Reviewed Site Plan

cc: Neal Personeus, DEM Stormwater Program (UIC Program)
Joshua Swerling, P.E., Bohler



Department of Transportation
Division of Highway and Bridge Maintenance
360 Lincoln Avenue
Warwick, RI 02888

October 31, 2022

Nicholas Giacobbi
1140 Reservoir Avenue
Cranston RI 02920

Subject: Physical Alteration Permit Application No. **22-111**
Location: 1119 Division Street Warwick RI 02818

Dear Nicholas Giacobbi:

In reference to the subject Physical Alteration Permit Application (PAPA) Number 22-111 for the proposed work in East Greenwich, the application package received on October 28, 2022 has been reviewed and found to meet our design requirements. The Physical Alteration Permit authorizing construction of the work within or impacting the State Highway Right-of-Way will be issued upon receipt and acceptance of the following:

- Original Insurance Certificate (Section 4.8 Insurance Requirements of the Department's Rules and Regulations for PAPA)
- Original bond in the amount of \$1,566.00 for the proposed work within or impacting the State Highway Right-of-Way (Section 4.7 Bond Requirements of the Department's Rules and Regulations for PAPA)

Please note that if all these documents are not received within three (3) years of the date of this letter, the permit application will expire and no longer be valid, requiring re-submission of the application. Please be advised that pursuant to Section 4.6 Part A of the Department's Rules and Regulations regarding Physical Alteration Permits (PAPA Manual), the collection of a new application fee with a re-submittal is required.

If you have any questions, please contact Arlene Nelson at (401) 734-4842.

THIS LETTER SHALL NOT BE CONSTRUED AS A PHYSICAL ALTERATION PERMIT AUTHORIZING CONSTRUCTION WITHIN OR IMPACTING THE STATE HIGHWAY RIGHT-OF-WAY. A PERMIT WILL NOT BE GRANTED UNTIL ALL OF THE DOCUMENTATION REQUESTED ABOVE HAS BEEN RECEIVED AND ACCEPTED.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joseph A. Bucci', is written over a horizontal line.

Joseph A. Bucci, P.E.
State Highway Maintenance Operations Engineer

For additional information, please see the PAPA Manual at this URL:
http://www.dot.ri.gov/documents/doingbusiness/permits/PAPA_Manual.pdf



JAMES J. GEREMIA & ASSOCIATES, INC.
CONSULTING ENVIRONMENTAL ENGINEERS & SCIENTISTS

March 7, 2023

Mr. Jeffrey Chapdelaine
Superintendent
Water Pollution Control Facility
One Pontiac Ave.
West Warwick, RI 02893

Re: Division Street, Warwick – Car Wash
1119 Division Street, Warwick

Dear Mr. Chapdelaine:

It has been determined that the car wash at 1119 Division Street, Warwick has provided the requirements necessary easement between 1149 Division Street, 1119 Division Street and East Greenwich (E&A), LLC that will allow them to connect into East Greenwich Square's private sewer force main.

We have also determined that the combined flows from 1149 and 1119 Division Street would not exceed the original approved capacity of the 1149 Restaurant.

At this time, conditional approval can be granted to 1119 Division Street's request to connect into the West Warwick sewerage system subject to the following:

1. All sewer assessment fees are paid to the Town of West Warwick and all related lien agreements are executed;
2. The West Warwick Industrial Pretreatment Application be submitted (complete);
3. The floor plan for the car wash must clearly identify the sanitary fixtures, chemical storage, water treatment area, and floor drains;
4. A description of the operating procedures relating to the car wash and recycle process shall be provided;
5. A coordinated site plan shall be provided between the car wash discharges (sanitary, process waste and roof drainage); the sanitary sewer must connect downstream of the process wastewater sampling manhole;
6. A complete set of mechanical/plumbing plans for the car wash is to be provided. The plans are to be stamped by a R.I. Registered Professional Engineer;
7. Sizing of the oil/water separator shall be provided and identified on the contract plans;



Mr. Jeffrey Chapdelaine
Superintendent
Water Pollution Control Facility

March 6, 2023

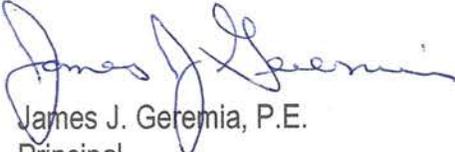
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8. West Warwick Wastewater Sewer Standards are to be incorporated into the contract documents;
9. The Operations & Maintenance Manual for the car wash shall be submitted and approved prior to Certificate of Occupancy being issued;
10. This work must be coordinated with 1149 Division Street and East Greenwich Square; and
11. All related fees are to be paid to West Warwick.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

JAMES J. GEREMIA & ASSOCIATES, INC.



James J. Geremia, P.E.
Principal

cc: Robert W. Rose, Jr.