



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

July 31, 2023

Ms. Ana Costa
LGC Home Improvement & Masonry, Inc.
365 Larchwood Drive
Warwick, RI 02886

Subject: Assessor's Plat: 363, Assessor's Lot (s): 171 & 172

To Whom It May Concern:

The following is the decision on your application for Preliminary Approval of a Minor Subdivision, located along 317 Inez Avenue, Buttonwoods Avenue, and MacArthur Drive (unimproved); further identified as Assessor's Plat: 363; Assessor's Lot: 171 & 172. The Applicant is seeking a Preliminary Approval of a Minor Subdivision. The Applicant is proposing to reconfigure (2) two lots to create (2) lots; (1) one new 9,600 square foot lot with an existing single-family dwelling having less than required front-yard setback; and (1) one new 7,050 square foot lot for the development of a single-family dwelling in an A-7 Zoning District.

After completion of the public meeting for which notice was served and a record kept, the Warwick Planning Board, taking into consideration its knowledge and expertise and after considering all of the representations and presentations made at the public meeting, makes the following findings, that the development, as proposed, is generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statement* of the City's Development Review Regulations, and Subdivision of Land, specifically, RIGL Sections 45-23-60, *Procedure – Required Findings*, as follows:

1. That the proposed development is generally consistent with the Comprehensive Community Plan, which supports the protection of established residential neighborhoods, and is generally consistent with the existing neighborhood within the 200' radius, which consists of varying lot sizes, in the A-7 Residential District.
 - a. Chapter 12 of the City of Warwick Comprehensive Plan, specifically, the section entitled "Future Land Use, Zoning and Urban Design: Goals and Policies," which promotes developments "*that are safe, attractive, well-maintained and stable... ones designed to "protect... and support...existing residential neighborhoods;"*"
 - b. It further promotes... "*Public and private development that meet high standards of design by ensuring that proposed new residential development is compatible with the character of the surrounding area;"*"

PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR
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2. That the Subdivision, as proposed, is consistent with the standards and provisions of the City's Zoning Ordinance.
3. That, at the Preliminary Phase, there does not appear to be any significant negative environmental impact from the proposed subdivision.
4. That, at the Preliminary Phase, the development, as proposed, does not appear to 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.
5. That the subdivision possesses adequate access to a public street along Inez Avenue and Buttonwoods Avenue.
6. That the development, as proposed, will have access to public sewer and public water.

Should the Board seek favorable action, the Planning Department recommends the following stipulations:

Based on the foregoing findings of fact, the Warwick Planning Board voted to grant Preliminary Approval with the following stipulations:

1. That, the Applicant shall submit a Final Development Plan and Record Plat that shall comply with the Rules and Regulations for Professional Land Surveying in the State of RI; Effective November 25, 2015.
2. That, the Applicant shall submit a Final Development Plan and Record Plat that shall comply with Appendix B, Major Subdivision Application, of the Development Review Regulation governing Subdivisions, Land Development Projects, and Development Plan Review, Effective January 1, 1996; Amended January 01, 2000 and March 14, 2001, which shall include, but not be limited to:
 - Note that existing trees, not directly impacted by the proposed single-family dwelling or other required infrastructure, shall be preserved and protected. Dripline tree protection shall be installed prior to the commencement of construction. If due to construction constraints the Applicant is unable to install all required Landscaping, the Applicant/Developer shall pay a "Fee-in-Lieu" of Landscaping, prior to the Certificate of Occupancy for the new single-family residence.
3. That, prior to submission to Final Approval all encroachments shall be moved or removed and addressed on the Final Record Plat.
4. That, prior to submission for Final Approval, the Applicant shall coordinate with the City's Water Division regarding connection.

5. That, prior to submission for Final Approval, the Applicant shall coordinate with the City's Sewer Authority regarding connection.
6. That, soil erosion and sediment control measures shall be installed prior to the commencement of construction and must be properly maintained (or replaced if required) throughout the completion of the project.
7. That, the future owner shall be provided with a sketch showing the locations of the installed infiltration systems.
8. That, the property owner shall be responsible for the maintenance of the infiltration systems. Records of the maintenance must be kept for proof that the system has been properly maintained. The Property owner may be required to produce these records if requested by a Regulatory Agency in the future.
9. That, both the existing and the proposed single-family dwellings shall be connected to public sewer, prior to the issuance of a Certificate of Occupancy for the proposed dwelling.
10. That the City of Warwick Comprehensive Plan 2033, (Plan) Section 5, entitled "Parks, Open Space and Recreation" pgs. 5.13-5.16, Subsection, F, Recommendations Goal 2, calls to "preserve, maintain, and enhanced a broad range of neighborhood recreational facilities., in accordance with the aforementioned, the Applicant shall dedicate "Funds-In-Lieu of Open Space" equal to (1) one lot to the City of Warwick for Recreational District 4, prior to the recording of the Final Record Plat.
11. That, prior to the recording of the Final Record Plat a new driveway shall be established for the existing single-family dwelling.
12. That, prior to the issuance of a Certificate of Occupancy for the proposed single-family dwelling, the Applicant shall install all Monumentation and Landscaping, as depicted on the Final Development Plan/Record Plat.

Sincerely,

Thomas Kravitz, Administrative Officer/Planning Director
Warwick Planning Board