



## CITY OF WARWICK

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**FRANK J. PICOZZI, MAYOR**

April 5, 2022

Gold Coast Properties RI 1, LLC  
C/O Aaron Packard - Director of Development  
16115 SW 117th Avenue, Unit A7  
Miami, FL 33177

RE: Assessor's Plat 323, Assessor's Lot 8  
2245 Post Road (Route 1)

Dear Applicant:

The following is the decision on your application for Preliminary Plan Approval of a Major Land Development Project heard by the Warwick Planning Board at the regularly scheduled meeting held on April 13, 2022.

The Planning Board reviewed your proposal to construct a 122-room hotel with supportive parking, landscaping, and related infrastructure on the subject parcel. Access/egress to the site will be provided from two site driveways from Post Road (Route 1). The parcel is zoned General Business (GB), with a total land area of 2.42 acres +/-.

After completion of the Public Hearing, for which notice was served and a record was 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 Hearing, found this proposal to be 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 Statements* 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 proposal is generally consistent with the *City of Warwick, Comprehensive Plan 2033*, or must satisfactorily address issues where there may be inconsistencies, as follows:
  - a. *Chapter 12, Part 2, Corridor Land Use Issues section of the Comprehensive Plan, Future Land Use* identifies “reuse of the New England Institute of Technology properties” as a land use issue of concern. The project includes the redevelopment of a property currently owned by the New England Institute of Technology and would therefore directly addresses this element of the Plan.
  - b. The project involves the redevelopment of a vacant parking area that is unsightly, underutilized, and lacks proper stormwater management infrastructure. The proposed plan includes substantial enhancements to stormwater management,

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**PLANNING DEPARTMENT • BRUCE KEISER, DIRECTOR**  
**3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009**

landscaping, and overall site aesthetics. *Chapter 12 of the Comprehensive Plan, Future Land Use, Zoning and Urban Design* states that 60 percent of Comprehensive Plan survey respondents indicated that improving the appearance of major roads and commercial corridors is "very important." The project is therefore consistent with this Comprehensive Plan element.

- c. A stated policy in *Chapter 12 of the Comprehensive Plan, Future Land Use, Zoning and Urban Design* element is to "ensure that proposed new residential, business and industrial uses are compatible with the character and surrounding area." Existing land uses surrounding the subject site include an international airport, intermodal commuter train station, restaurants, and service-related businesses that are typically associated with a transit district. A hotel will complement these current land uses without intruding into residential zones. The project is therefore consistent with this element of the Comprehensive Plan.
  - d. The project will result in a substantial reduction of impervious surfaces and include modern stormwater management infrastructure that will slow the rate of runoff and improve the quality of stormwater discharge from the site. This is consistent with *Chapter 4, Natural Resources* section of the Comprehensive Plan, which states as a Goal that Warwick's natural resource systems, sensitive water resources and natural habitats are preserved and protected for future generations, with a companion policy to "protect, preserve and enhance natural resource areas adjacent to developed or potentially developed areas."
2. That the proposal is compliant with the standards and provisions of the City's Zoning Ordinance in consideration of the following:
    - a. The project received Zoning Board of Review approval (Petition #10728; September 7, 2021) to allow a maximum structure height of 50', which is 10' higher in height than allowed by Ordinance.
  3. That there will be no significant negative environmental impact from the proposed development in consideration of the following:
    - a. The Rhode Island Department of Environmental Management Offices of Water Resources (RIDEM OWR) has reviewed the project and found it compliant with the RIDEM Groundwater Discharge (GWD)/Underground Injection Control (UIC) Program (Groundwater Discharge Rules: 250-RICR-150-05-4) and the Rhode Island Pollutant Discharge Elimination System Construction General Permit (CGP).
    - b. Adherence to all terms and conditions and construction of this project in compliance with the CGP and Groundwater Discharge Rules at all times. RIDEM Permit Reference Numbers: WQC/STW File No. 21-183; UIC File No. 002069; RIPDES File No. RIR102267, permits dated March 1, 2022.

4. That the development, as proposed, 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 in consideration of the following:
  - a. The proposed development is contained solely on a single lot (AP 323/Lot 008) and the Applicant has sufficiently demonstrated through submitted materials and permits that the lot can appropriately support development while remaining in conformance with pertinent regulations and building standards.
5. That the proposed development possesses adequate and permanent access to a public street (Post Road/Route 1) in consideration of the following:
  - a. The project has been reviewed by the Rhode Island Department of Transportation (RIDOT) and found to meet State design requirements. RIDOT has provided a letter stating that a PAP will be issued upon submission of RIDOT standard conditions which include a certificate of insurance and bonding requirements. (Physical Alteration Permit Application No. 21-116; Approval acknowledgement dated: February 9, 2022).

Based on the foregoing findings of fact, on a motion by XXXX seconded by XXX, the Warwick Planning Board voted XXX in favor, XXX opposed, to grant Preliminary Plan approval with Final approval to be granted through the Administrative Officer.

#### Conditions of Preliminary Approval

1. That all Plans shall comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island," effective date November 25, 2015.
2. That the Applicant shall submit a Final Land Development Plan that complies with Appendix C, Final Application, of the City's Development Review Regulations Governing Subdivisions, Land Development Projects, and Development Plan Review, last amendment dated March 14, 2001.
3. All work must be in accordance with the approvals of the Rhode Island Department of Environmental Management (RI DEM) and the Rhode Island Department of Transportation (RI DOT).
4. A Soil Erosion and Sediment Control permit must be obtained from the City of Warwick Building Department prior to the commencement of any construction activities, including vegetation clearing and earthwork.
5. Soil erosion and sediment control measures must be properly maintained throughout construction.
6. The Design Engineer must inspect the installation of the Stormwater Management System (SMS) and submit a certification that the construction substantially conforms to the approved plans. In addition, the Design Engineer must prepare an as-built plan of the SMS; highlighting any significant deviations from the approved plan. Changes from the approved design plan will require prior authorization from the Approving Authority.

7. The Property Owner must be provided with the as-built plan and the Operation and Maintenance Plan for the Stormwater Management System. The Property Owner shall be responsible for the operation and maintenance of all proposed stormwater mitigation measures.
8. Protect all RI Highway Bounds and permanent survey markers throughout the completion of the project (Please note this on the site plans).
9. That the applicant design the sewer system to Warwick Sewer Authority (WSA) standards including:
  - a. Reviewing the sewer design information found on Contract 5B, Drawing 15.
  - b. Verifying sewer service connection locations via test pits in the field.
  - c. Engaging a RI licensed professional engineer to conduct a downstream capacity analysis calculation.
  - d. Providing back flow protection in accordance with WSA regulations.
  - e. Removing any existing cesspools and sewer pipes.
10. That the applicant design the water system to Warwick Water Division (WWD) standards. If the existing 2 inch water service is not used it must be disconnected at the main on Post Road and witnessed by a representative of the WWD.
11. That the development have an adequate number of fire hydrants spaced 300 ft. apart and providing a minimum of 1000 GPM. Sprinklered buildings require a hydrant within 100 ft. of the Fire Department Connection (FDC).
12. That there shall be no architectural, landscaping, or natural barriers proposed on the plan that prevent easy access of fire apparatus.

Sincerely,

Philip Slocum, Chair  
Warwick Planning Board

Cc: Nicole Reilly, DiPrete Engineering  
K. Joseph Shekarchi, Esq., Shekarchi Law