



## CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

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July 31, 2023

Mr. Glenn H. Taylor  
Ms. Mary E. Miga-Taylor, Co-Trustees  
c/o John C. Revens, ESQ  
Revens, Revens, St. Pierre, & Wylie, PC  
946 Centerville Road  
Warwick, RI 02886

Subject: Assessor's Plat: 365, Assessor's Lot (s): 166  
49 Arnolds Neck Drive

To Whom It May Concern:

The following is the decision on your application for a conditional Master Plan Approval of a Major Land Development/Subdivision, located at 49 Arnolds Neck Drive; further identified as Assessor's Plat: 365; Assessor's Lot(s): 166 heard by the Warwick Planning Board at the regularly scheduled August 9, 2023 Planning Board meeting for conditional Master Plan Approval and a City Council Zone Change Recommendation. The Applicant is requesting a conditional Master Plan Approval and a Zone Change Recommendation from (A-7/A-10) Residential to A-7/A-10 Planned District Residential-Limited (PDR-L Overlay) to allow for the development of a duplex with detached garages, in an A-7/A-10 PDR-L Overlay Zoning District.

After completion of the public informational 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 informational meeting, makes the following finding, 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 City's Comprehensive Plan, having established multi-unit/commercial uses within the 200' radius. Consistent with 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;"*
  - a. 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 and of the surrounding area;"*

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PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR  
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- b. Chapter 12, Future Land Use, Section E, General Principles to Guide Future Land Use, Section H, Recommendations: Goal 6, Public and Provide Development Meets High Standards of Urban Design, Policy ....promote redevelopment of outmoded/blighted commercial or industrial properties.
  - c. Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its "Recommendations" section lists as Goal 1, the City should work to provide *"a wide range of quality housing choices to meet the diverse needs of households at all income levels and all stages of the life cycle, by supporting the addition of compact housing types such as townhouses, lofts, apartments, cottage developments....."*
2. That the Project, as proposed, is NOT in compliance with the standards and provisions of the City's Zoning Ordinance and therefore requires a City Council Zone Change from A-7/A-10 Residential to A-7/A-10 A-7/A-10 Planned District Residential-Limited (PDR-L Overlay).
  3. That, at the Master Plan Phase, the proposed development, does not appear that there will be significant negative environmental impacts from the proposed development. The Applicant has received RIHPHC-Archeology and remaining State and Local Approvals are required at subsequent Phases in the Approval process.
  4. That, at the Master Plan 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. The Applicant has received RIHPHC-Archeology and remaining State and Local Approvals are required at subsequent Phases in the Approval process.
  5. That the proposed project possesses adequate access along Arnolds Neck Drive.
  6. That the development, as proposed, will have access to Kent County Water and Sewer.

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 a conditional Master Plan Approval, with the following stipulations:

1. That the Applicant shall submit a Preliminary Development Plan that shall comply with the Rules and Regulations for Professional Land Surveyors, Effective November 25, 2015.
2. That the Applicant shall submit a Preliminary Development Plan and Record Plat that shall comply with Appendix C, Major Subdivision/Land Development 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, at a minimum but not be limed to:

- Note and protect all existing permanent survey markers.
  - Stormwater Management Plan, consistent with the 2010 RI Stormwater Design and Installation Standards, designed to demonstrate zero-net runoff, Inclusion of Operations and Maintenance Plan.
3. That, prior to Preliminary Submission, the Applicant shall coordinate with the Sanitation/Recycling Supervisor regarding collection.
  4. That, prior to Preliminary Submission, the Applicant shall coordinate with Kent County Water regarding connection.
  5. That, prior to Preliminary Submission, the Applicant shall coordinate with the Sewer Authority regarding connection. This area consists of a low pressure line and will require a grinder pump.
  6. That, prior to Preliminary Approval, the Applicant shall receive all State and Local Approval, including, but not limited to CRMC and Kent County Water.
  7. That, prior to submission for the City Council Zone Change, the Applicant shall revise the proposed zoning plan to include the existing A-7 underlying zoning.
  8. That, prior to Preliminary Submission, the Applicant shall receive a City Council Zone Change from A-7/A-10 Residential to A-7/A-10 A-7/A-10 Planned District Residential-Limited (PDR-L Overlay).
  9. 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 (2) two-units to the City of Warwick for Recreational District 4, prior to the recording of the Final Record Plat.

Sincerely,

Thomas Kravitz, Administrative Officer/Planning Director  
Warwick Planning Board