



CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

**City of Warwick
Planning Board
Meeting Agenda**

Date: Wednesday, August 8, 2018

Time: 6:00 p.m.

Location: City of Warwick
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and Approval of the June 2018 Meeting Minutes

**Public Meeting
316 Love Lane
Extension of Time**

Location: 316 Love Lane
Assessor's Plat: 222
Assessor's Lots: 156
Applicant: Andrew Catanzaro
Zoned: A-40 (Residential)
Area: 20.12+/-Acres
Ward: 9
Engineer: DiPrete Engineering

The applicant is requesting a Master Plan approval extension of the "316 Love Lane" decision to subdivide (1) one conforming 20.12 +/- acre lot, with an existing single-family dwelling, to create (2) two new lots; (1) one new conforming 11.27 acre +/- lot with an existing single-family dwelling, and (1) one new non-conforming lot for the development of a single-family dwelling on a lot with less than required frontage and lot width, heard by the April 2016 regularly scheduled Planning Board Meeting.

The Tolling of Expirations expired June 30, 2018 and the Applicant is requesting an extension of one-year.

The property owners have not been able to proceed with the process due to personal health concerns.

Planning Department Findings

The Planning Department finds the following:

1. The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.
2. The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.
3. The Zoning Map designation for the subdivision has not changed since the time of the original application.
4. No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.

Planning Department Recommendation

The Planning Department recommendation is to grant the requested extension to expire on September 1, 2019.

Public Hearing **Major Subdivision** **Capuano-Chiswick Plat** **Preliminary**

Location: Chiswick Road
Assessor's Plat: 359
Assessor's Lots: 503 & 504
Applicant: Michael Capuano
Zoned: A-7 Residential
Area: 16,252 Square Feet
Ward: 5
Surveyor: Alpha Associates, LTD

Project Scope

The Applicant is requesting Preliminary Approval of a Major Subdivision. The Applicant is proposing to subdivide (2) two abutting non-conforming lots held in common ownership, to create (2) lots; (1) one 9,109 square foot lot with an existing single-family dwelling, constructed in 1930, having less than required side-yard setback and a pool equipment shelter having less than required setbacks, on a lot with less than required frontage and lot width; and (1) one 7,143 square foot lot with existing accessory uses to be demolished for the development of a new single-family dwelling on a lot with less than required frontage and lot width, in an A-7 Residential Zoning District.

Public Hearing
Major Land Development/Major Subdivision
Benefit Street
Preliminary

Applicant/Owner: Harrington Realty, LLC
Location: 52 Benefit Street
Assessor's Plat: 244
Assessor's Lots: 48 and 50
Zoning District: City Council approved PCO-12-18, Residential, A-7, with waivers for less than required lot area, lot frontage, lot width and front setback (existing and proposed dwelling).
Land Area: 11,016 sf
Number of existing lots: 1
Number of proposed lots: 2
Surveyor: James G. Flynn, Flynn Surveys, Inc.
Ward: 8

Project Scope

The Applicant is requesting Preliminary approval of a Major Subdivision, to subdivide Assessor's Plat 244, Assessor's Lot 48, into two (2) lots, one (1) with an existing single-family dwelling and one (1) to provide for the construction of a new single-family dwelling. As part of this development project, the Applicant is also proposing to construct a single-family dwelling on the abutting, non-conforming lot, Assessor's Plat 244, Assessor's lot 50.

Public Meeting
Minor Subdivision
314 Pequot Avenue
Preliminary

Applicant/Owner: Paul C. Byrnes
Location: 314 Pequot Avenue
Assessor's Plat: 376
Assessor's Lot: 80 & 553
Zoning District: A-7 Residential and Waterfront Business
Land Area: 76,276 square feet
Number of existing lots: 2
Number of proposed lots: 4
Surveyor: Ocean State Planner, Inc.
Ward: 6

Project Scope

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (2) two lots totaling 76,276 square feet to create (4) four lots; (1) one 31,276 square foot lot with an existing single family dwelling, 314 Pequot Avenue (to remain), in an A-7-Waterfront Business District, and (3) three new 15,000 square foot lots for the development of a single family dwellings, in an A-7 Residential District.

Public Informational Meeting **Major Land Development/Sub-Rec to Council** **Amend and Consolidate Previous Zoning Amendments** **ORTHO RI** **Master Plan**

Applicant:	Bellcastle Realty, Inc.
Owner:	Offices at the Crossings, Bellcastle Realty, Inc.
Location:	Greenwich Ave
Assessor's Plat:	257
Assessor's Lots:	10 and 13
Zoning District:	Office (O), Residential A-7 with PDR Overlay, per Ordinances O-06-23; O-03-26; O-98-23.
Proposed Zone:	Office with PDR Overlay. Modification to Ordinances O-06-23; O-03-26; O-98-23, with waivers.
Number of Lots:	Two (2)
Proposed No. of Lots:	One (1)
Land Area:	48.7 acres +/-
Ward:	8
Engineer:	Garofalo & Associates, Inc.

Project Scope

The Applicant is requesting Master Plan approval of a Major Land Development Project/Subdivision, and a recommendation to the City Council to amend and consolidate previous zoning amendments on the parcel, for the existing Office zone and PDR overlay, with stipulation and waivers from use and dimensional requirements. The Applicant is proposing to merge two (2) lots to provide for the development of a 100,000 sf +/- medical office space and a 216 unit multifamily residential development.

Actions by the Administrative Officer

Final Approvals

<u>Plat</u>	<u>Lot</u>	<u>Plat Title</u>
312	309, 310, 315, 390, & 391	Precision Car Wash
271	246	Tingley Street Plat
203	258, 259, 260, & 276	Daniels Plat

Any party, person(s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2009. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the City Clerk's Office at 738-2006 not less than 48 hours in advance of the hearing date.