



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

August 2023

Cellco Partnership d/b/a Verizon Wireless
One Verizon Way
Mail Stop 4AW100
Basking Ridge, NK 07920

RE: Assessor's Plat 332, Assessor's Lots 402, 397, 396
Winter Avenue

The following is the decision on your application for Development Plan Review of a Minor Land Development heard by the Warwick Planning Board at the regularly scheduled meeting held on August 9, 2023. The proposal included a request for a recommendation to the Warwick City Council for a Zoning Ordinance Amendment to replace the existing telecommunication facility with a new 120' high Telecommunication Tower/Facility in an Open Space District with variances for being located within two miles of another facility, setbacks from open space and residential districts and height. Access/ to the facility will be provided from Winter Avenue.

After completion of the Public Meeting, 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 Meeting, 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 8 Economic Development includes the Policy "Invest in public infrastructure to catalyze private development." Telecommunication towers are a critical component of modern communication networks, providing the infrastructure necessary for a variety of services, such as cellular and satellite networks, broadcasting, and radio communication. Telecommunications infrastructure is integral to daily life, business, and public safety purposes as they support faster data and more reliable phone services in the vicinity of the tower. The Covid-19 outbreak has further proven the need to have modern communication infrastructure. The pandemic has led to more people working from home, holding remote meetings via video conferencing platforms, and shared databases being accessed while out of the office space. Robust telecom infrastructure is needed to support evolving communication needs and work requirements.

- b) Chapter 10, Public Facilities and Services Goal 6 Strategy A “*Continue regular review and planning for facilities and equipment, and response times to insure adequate protection and adherence to best-practice standards throughout the City.*” The Conimicut area has inadequate wireless infrastructure which can hamper response and communications. The Federal Communications Commission (FCC) requires wireless providers to relay location data to dispatchers on live 911 calls. The accuracy of that data varies; determined by signal strength, mobile device model, and whether GPS is enabled. The proposed tower relocation, with additional height will provide improved wireless communication for the residents, businesses and most importantly, public safety.
2. That the proposal is not compliant with the standards and provisions of the City’s Zoning Ordinance in consideration of the following:
 - a. A telecommunication facility/tower is deemed to be an Amendment of the Zoning Ordinance (Table 1 Use Regulations) and is allowed only if approved by the City Council.
 - b. The tower requires relief for being located within two-miles of another facility; higher than allowed (120’) and being located in an Open Space Zoning District.
 3. That there will be no significant negative environmental impact from the proposed development.
 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.
 5. That the proposed development possesses adequate and permanent access to a public street, Winter Avenue.

ZONE CHANGE FINDINGS

In addition to the above findings, the Planning Board finds the proposed zoning amendment to be generally consistent with the Comprehensive Plan (as detailed above) of the City of Warwick and finds it also to be consistent with the following purposes of the City’s Zoning Ordinance, as presented in Section 100, “Title and Purpose.”

103.1 Promote the public health, safety and general welfare of the City.

103.3 Provides for orderly growth and development, which recognizes:

E.) The availability and capacity of existing and planned public and/or private services and facilities;

103.9 Promote safety from fire, flood and other natural or manmade disasters.

Based on the foregoing findings of fact, on a motion by Member XX seconded by Member Y, the Warwick Planning Board voted, to grant Preliminary Development Plan approval with Final Approval to be through the Administrative Officer. The Planning Board also a favorable recommendation to the Warwick City Council to authorize the relocation of the telecommunication facility in the Open Space District, as presented, with dimensional variances for greater-than-allowed height and being located within two-miles of another facility.

Sincerely,

Philip Slocum, Chair
Warwick Planning Board

Cc: