



## CITY OF WARWICK

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FRANK J. PICOZZI, MAYOR

January 11, 2024

Mr. Bernard Johnston  
Ms. Bernice Johnston  
42 Priscilla Avenue  
Warwick, RI 02889

Subject: Priscilla/Chapin Preliminary Plan Approval  
Assessor's Plat: 380, Assessor's Lot (s): 262 & 264

To Whom It May Concern:

The following is the decision on your application for Preliminary Approval of a Major Subdivision, located along 42 Priscilla Avenue and Chapin Avenue further identified as Assessor's Plat: 380; Assessor's Lots: 262 & 264 heard by the Warwick Planning Board on January 10, 2024 for Preliminary Plan Approval. The Applicant proposes to reconfigure three record lots, two operationally merged abutting non-conforming lots, to create two stand-alone lots; (1) one new 7,637 square foot lot with less than required frontage and lot width (Priscilla Avenue) with an existing single-family dwelling have less than required front-yard and side-yard setbacks; and (1) one new 4,196 square foot lot, with less than required land area (Chapin Avenue) for the development of a single-family dwelling with less than front-yard and rear-yard setbacks, in an A-7 Zoning District.

After completion of the public hearing 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 Comprehensive Community Plan,
  - 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...*"

2. That the Subdivision, as proposed, is consistent with the standards and provisions of the City's Zoning Ordinance; having received Zoning Board of Review Approval, Petition No. 10918.
3. That, the subdivision, as proposed, will have no significant negative environmental impact.
4. That, the subdivision, 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 subdivision possesses adequate access to a public street along Priscilla Avenue for the existing single-family dwelling and Chapin Avenue for the proposed single-family dwelling.
6. That the development, as proposed, will have access to Municipal Sewer, once the Bayside Sewer Installation Project is complete in this area (estimated mid-late 2024) and Municipal Water.

Based on the foregoing findings of fact, the Warwick Planning Board voted to grant Preliminary Plan 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 C, 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.
3. That, prior to submission for Final Approval, the Owner/Developer shall coordinate with the City's Water Division.
4. That the Owner/Developer shall install proposed utility laterals to the property line prior to pavement restoration of Priscilla Avenue and Chapin Avenue by the Warwick Sewer Authority:
  - a. Lot will be assessed upon completion of the Bayside Sewer Project.
  - b. Assessment will be \$16,900 per Equivalent Dwelling Unit to be paid up front or over 30 years.
  - c. Connection to the sewers must be performed by a State of Rhode Island licensed underground utility contractor or master plumber.
  - d. A sewer connection permit must be pulled prior to connecting to the sewers.
  - e. The sewer line is a low pressure system. The property will require a grinder pump. A single E-One grinder pump will be provided at time of connection as a part of the project.

- f. The contractor is responsible for following all applicable rules and regulations.
5. That, both the existing and proposed single-family dwellings shall be connected to public sewer prior to the issuance of a Certificate of Occupancy, for the proposed new single-family dwelling.
6. 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 unit (s) to the City of Warwick for Recreational District 3, prior to the recording of the Final Record Plat.
7. That prior to Final CO all landscaping and monumentation shall be installed, as noted on the Final Plan.

Sincerely,

Thomas J. Kravitz, Administrative Officer/Director  
Warwick Planning Board