



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

October 12, 2023

281 Associates, LLC
240 Chestnut Street
Warwick, RI 02888

Subject: Assessor's Plat: 246, Assessor's Lot (s): 240, 243, 260, & 261

To Whom It May Concern:

The following is the decision on your application for Preliminary Approval of a Major Land Development/Subdivision, located at 255, 265, 281 Centerville Road and Orchard Avenue; further identified as Assessor's Plat: 246; Assessor's Lots: 240, 243, 260, & 261 heard by the Warwick Planning Board on October 11, 2023 for Preliminary Plan Approval. The Applicant is proposing to merger (4) four lots to allow for a 21-unit, two bedroom, townhouse-style condominium complex on a 3.94 +/- acre parcel, with less than required front-yard and side-yard setbacks and parking within 10' of a building and within the front-yard setback, in an A-7 Planned District Residential (PDR) 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 City's Comprehensive Plan, having established commercial and high-density residential uses within the vicinity of the proposed development. Consistent with Chapter 12, Future Land Use, Section E, General Principles to Guide Future Land Use, Section H, Recommendations: Goal 1, to continue to have sufficient diversity of land uses to support a strong and stable tax base; Goal 5, Major Street; Include urban design standards for all commercial and multi-family development.....place parking to the side or rear.....orient building entrances toward street prohibit blank walls at the street; Goal 6, Ensure that Proposed new residential,areas are compatible with the character and surrounding area. 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 proposed development is in compliance with the standards and provisions of the City's Zoning Ordinance, having received a City Council Zone Change PCO-5-23, from Office/A-10 Residential to A-7 Planned District Residential, with waivers with less than required front-yard and side-yard setbacks and parking within 10’ of a building and within the front-yard setback.
3. That the project, as proposed, has received RIDEM-Insignificant Alteration Permit No. 22-0039, RIPDES NO. RIR1012311, UIC No. 002088; and RIDOT PAP No. 23-59; therefore there will be no significant negative environmental impacts from the proposed development.
4. That the project, as proposed, has received an Assent Agreement with National Grid/RI Energy for the 100’ wide National Grid (NGRID) Easement; therefore the project will not result in the creation of an individual lot with physical constraints to development.
5. That the proposed development possesses adequate access to a public street along Centerville Road and Orchard Avenue
6. That the proposed development will have access to Municipal Sewer and Kent County Water.

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 Preliminary Approval, with Final Approval with the following stipulations and Final Approval through the Administrative Officer:

1. That the Applicant shall submit a Final Development Plan and Record Plat that shall comply with the Rules and Regulations for Professional Land Surveyors, 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/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 limited to:

- Monumentation shall be noted on the plan, at least one corner of each proposed lot must be identified with a granite bound.
 - Utility services must be coordinated with the appropriate company.
 - The Property Owner shall 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.
 - The interior roadway shall be a private drive; the maintenance shall be the responsibility of the Condominium/Homeowners Association. **DPW strongly suggests that the thickness of the binder is increased to 2-inches.**
 - The Design Engineer shall 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 shall 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.
 - 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.** Soil erosion and sediment control measures must be properly maintained throughout construction.
 - That access/exit onto Centerville Road shall be right-turn only; and signage shall be provided at the exit.
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), and National Grid/RI Energy.
 4. That, prior to Final Application, the Applicant shall coordinate with the City's Tax Assessor regarding unit number identification; and the lot number to be retained for the Record Plat.
 5. That, prior to Final Submission, the Applicant/Engineer shall finalize connection details/requirements with the City's Sewer Authority.
 6. That, prior to Final Submission, the Registered Landscape Architect, shall coordinate with the City's Landscape Coordinator regarding notation currently listed in red on the landscape plan; this may be an error, however, if these planting along Orchard Avenue are to be removed, the following shall be included in the Final Landscape Plan.
 - a. Installing a buffer similar to what's being proposed along the rest of the frontage (3'ht. berm with a mix of trees, shrubs, and perennials) or,
 - b. A minimum of 3 trees in front of the proposed 6' cedar fence or behind the fence mixed in with the 9 proposed arrowwood viburnums.

7. 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 (21) twenty-one units to the City of Warwick for Recreational District 7, prior to the recording of the Final Record Plat.

Sincerely,

Philip Slocum, Chairman
Warwick Planning Board