



## CITY OF WARWICK

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FRANK J. PICOZZI, MAYOR

July 13, 2023

Mr. Kevin Murphy  
Melwick Builders, LLC  
c/o Joseph K. Shekarchi, ESQ,  
51 Jefferson Blvd. STE 400  
Warwick, RI 02886

Subject: Assessor's Plat: 344, Assessor's Lot (s): 101 & 493  
2550 & 2562 Post Road & 68 Greene Street

To Whom It May Concern:

The following is the decision on your application for Preliminary Approval of a Major Land Development/Subdivision, located at 2550 Post Road and 68 Greene Street; further identified as Assessor's Plat: 344; Assessor's Lot(s): 101 & 493, heard by the Warwick Planning Board at the regularly scheduled July 12, 2023 meeting for Preliminary Approval. The Applicant is requesting Preliminary Approval to demolish the existing commercial buildings to allow for the development of a (5) five-unit multi-family residential development; meeting all the requirements of the (O) Office 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/office 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 in compliance with the standards and provisions of the City’s Zoning Ordinance, having received a City Council Zone Change, PCO-26-22 Office-Institutional Educational Overlay (IE) to (O) Office Planned District Residential Overlay (PDR) and a City Council Street Abandonment, PCO 25-22. (Clarke Street, Portion)
  3. That, the development, as proposed, will not result in significant negative environmental impacts 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 project possesses adequate access along Post Road and Greene Street.
  6. That the development, as proposed, will have access to Municipal 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 Preliminary Approval, with the following stipulations:

1. That the Applicant shall submit a Final Plan 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:

- Note and protect all existing RI Highway Bounds and permanent survey markers.
  - Note the new utility easement in the location of the Clarke Street abandonment on all site plans. General Note 6 shall be revised to reflect the required easement.
  - Revise currently numbered Miscellaneous Utility No. 15 to reflect City of Warwick Water and remove Providence Water Supply Board.
  - Address renumbering of Site Plan Notes and Miscellaneous Utility Notes.
  - 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.
  - Assessor's Plat numbering shall be corrected on the record plat.
3. That, prior to the submission for Final Approval, the Design Engineer shall coordinate with the City's Water Division regarding connection.
  4. That, all work shall be completed in accordance with the approval of the RI Department of Environmental Management (RIDEM) & RI Department of Transportation, (RIDOT).
  5. That, a Soil Erosion and Sedimentation Control Permit shall be obtained by the City of Warwick Building Official's Office, prior to the commencement of any construction, including site clearing.
  6. That the Design Engineer shall inspect all stages of the construction of the Stormwater Management System (SMS) and must submit a certification that the construction conforms to the approved plans.
  7. That, as presented by the Applicant's Attorney, Sanitary/Recycling Collection shall be private barrel pick-up, due to lot constraints dumpster collection is not an option, and shall be the sole responsibility of the complex/condo ownership.
  8. That, as presented by the Applicant's Attorney, the project does not include signage for the site, the existing signage area is being converted to mailboxes, any future proposed signage shall require Building Permit review.
  9. That the Final Landscape Plan shall be amended to include a 10' staggered Evergreen Buffer along the southern property line (along the Office zoning) and along the easterly property line (along the single-family zoning), to maximize the landscaping for the site.
  10. 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 (5) five-units to the City of Warwick for Recreational District 4, prior to the recording of the Final Record Plat.

11. That, prior to the issuance of a Certificate of Occupancy, the Design Engineer shall prepare and as-built plan highlighting any deviation from the approved plans. Deviations for the approved plans shall require prior authorization from the approving authority.
12. That, prior to the issuance of a Certificate of Occupancy the Applicant shall install all Monumentation and Landscaping, as depicted on the Final Development Plans/Record Plat.

Sincerely,

Philip Slocum Chairperson  
Warwick Planning Board