



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

November 9, 2023

203 Centerville Road, LLC
c/o Bass, Doherty & Finks, PC
1380 Soldiers Field Road STE 2100
Boston, MA 02135

Centerville Associates
164 Centerville Road
Warwick, RI 02886

Subject: Phase 1 Preliminary Plan Approval
Assessor's Plat 246; Lots 246, 247, 250, 251, & 257

To whom it may concern:

The following is the decision on your application for Phase 1 Preliminary Plan Approval of a Major Land Development Project/Subdivision, located at 171, 181, 203, & 221 Centerville Road and the abandoned portion of Calef Street. The Applicant proposes to reconfigure (5) five lots to create (2) two lots, (1) one 2.712 +/- acre parcel and (1) one 2.748 +/- acre parcel to allow for the development of a multi-tenant commercial development; which will include a drive-thru coffee shop (no inside seating), a car wash and two additional retail uses. Preliminary Phase 1 approval is for the car-wash, drive-thru coffee shop, and private access road off of Centerville Road only.

After completion of the public hearing, for which notice was served and a record was kept, and after considering information made at the public hearing by both the applicant and general public, the Warwick Planning Board 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*, having established commercial uses within the vicinity of the proposed development. Consistent with Chapter 9, Transportation and Circulation – Goal 2 strategies: Support roadway projects to reduce traffic congestion throughout Warwick, particularly along east/west routes and along major commercial corridors. Promote best practices to strengthen access management to improve traffic flow. Chapter 12, Comprehensive Plan, Future Land Use, Zoning and Urban Design states that 60 percent of *Comprehensive Plan survey respondents indicated that improving the appearance of major roads and commercial corridors is "very important."* A stated policy in Chapter 12 Future Land Use, Zoning and Urban Design element is to *“ensure that proposed new residential, business*

PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR
3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009

and industrial uses are compatible with the character and surrounding area,” and the General Principles to Guide Future Land Use includes a policy to “Limit commercial intrusion into residential neighborhoods” (12.15). The proposed project parcel is located along the heavily traveled Centerville Road commercial corridor and also abuts residential areas. Chapter 4, Natural Resources section states as a goal that Warwick’s natural resource systems, sensitive water resources and natural habitats be preserved and protected for future generations, with a companion policy to “protect, preserve and enhance natural resource areas adjacent to developed or potentially developed areas.

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 24-22, from Office to General Business to allow for the development of a multi-tenant commercial development, which will include a drive-thru coffee shop (no inside seating), a car wash and two additional retail uses. Assessor’s Plat 246; Assessor’s Lots 254 & 258 are included in the Zone Change from Office to General Business for consistency with zoning, only.
3. That the project, as proposed, has received RIDEM-Freshwater Wetlands Permit No. 23-0047, RIPDES NO. RIR102498, UIC No. 002172; and conditional RIDOT PAP No. 23-28; therefore there will be no 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 development possesses adequate access to a public street along Centerville Road.
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 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 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 limed to:

- Monumentation shall be noted on the Development Plan and Record Plat, at least one corner of each proposed lot must be identified with a granite bound, remaining corners iron rods.
 - All RI Highway Bounds and permanent survey markers shall be noted on all plans, and shall be protected throughout the completion of the project.
 - Phase 1 Final Record Plat shall be merged into (1) one page.
 - The carwash and café shall each have a sample manhole installed where the sanitary and process waste flows tee together. The Sewer Authority requires a discrete sampling invert for each connection.
 - Internal plumbing plans show a trench drain at the exit of the wash bar in the carwash. This trench drain is drawn to connect to the oil water separator externally, which is not represented on the utility plan. This sewer connection shall be added to the utility plan.
 - The abandonment of Calef Street shall be labeled and shown on all plans. Easements associated with the abandonment shall also be shown on the plans. **(NO PERMENANT STRUCTURES SHALL IMPEDE ACCESS TO THE ABANDONMENT/EASEMENT)**
3. That all work must be in accordance with the approval of Rhode Island Department of Environmental Management and Rhode Island Department of Transportation.
 4. That all lighting shall be “dark-sky” compliant.
 5. A Soil Erosion and Sediment Control Permit shall be obtained from the Building Department **PRIOR** to commencement of any work on-site. Soil erosion and sediment control measures shall be properly maintained throughout construction.
 5. That prior to submission for Phase 1 Final Approval, the location of the existing dumpster/enclosure shall be coordinated/confirmed suitable with the utility (Sewer/Water) and engineering divisions. If the location shall require a change, the Applicant shall coordinate with the City’s Senior Planner/Landscape Coordinator regarding relocation.
 6. That prior to the issuance of a Certificate of Occupancy (CO), the Design Engineer shall inspect the installation of the Stormwater Management System 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 system; highlighting any significant deviations from the approved plan. Changes from the approved design plan will require prior authorization from the Approving Authority.
 7. That the Property Owner shall be provided with the as-built plan and the Operation and Maintenance Plan for the Stormwater Management System.

8. That the Property Owner shall be responsible for the long-term maintenance and operation of the Stormwater Management System.
9. That, prior to Final Submission, the architectural features associated with proposed café shall be formally designed by a Rhode Island Registered Architect and submitted for review and approval for Final Application.
10. That, prior to Final Submission, the Landscape Plan shall be stamped by a RI Registered Landscape Architect, and shall be modified to include at a minimum, but not be limited to:
 - Additional plantings surrounding the dumpster enclosure
 - Additional plantings surrounding utilities
 - Provide a stone wall detail
 - Additional plantings at the base of the proposed signage
11. That all monumentation, landscaping and hardscape shall be installed, prior to Certificate of Occupancy (CO) for Phase 1.

Sincerely,

Philip Slocum, Chair
Warwick Planning Board