

December 14, 2023

JMR Properties, Inc.
c/o Stephen Miller
40 Malbone Street
Warwick, RI 02888

Subject: Assessor's Plat: 220, Assessor's Lot: 95

To Whom It May Concern:

The following is the decision on your application for a Preliminary Plan Approval of a Major Land Development, located at 5 Williams Street; further identified as Assessor's Plat: 220; Assessor's Lot(s): 95, heard by the Warwick Planning Board at the regularly scheduled December 13, 2023 meeting for Preliminary Plan Approval. The Applicant demolished the existing single-family dwelling to allow for the development of a four-unit residential complex on a 31,529 square foot lot, in the A-10 Planned District Residential-Limited Overlay (PDR-L), with waivers.

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 high-density residential 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. 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, is in compliance with the standards and provisions of the City's Zoning Ordinance, having received a City Council Zone Change, PCO 11-23, with waivers for less than required frontage, less than required minimum side-yard setback, less than required rear-yard for less than required land area, frontage, lot width, side-yard setbacks,

and parking within 15' of a residential structure, in an Office and A-7 Planned District Residential, (PDR).

2. That the proposed development has received CRMC-Residential Assent No. A2023-07-069, therefore there will be no significant negative environmental impacts from the proposed development.
3. That, the development, as proposed, has received all State Approvals and 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.
4. That the proposed project possesses adequate access along Williams Street.
5. 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 Plan Approval, with the following stipulations:

1. That the Applicant shall submit a Final Development 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 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, but not be limited to:
 - Extend the compost filter sock along the northerly property line to the westerly property line to prevent silt & sediment from leaving the subject site.
 - All plans must show the abandonment of Williams St that abuts the site and reference any easements related to the abandonment.
3. All work shall be in accordance with all State Approvals, including, but not limited to: Coastal Resource Management Council.
4. That a soil erosion/sedimentation control permit shall be obtained from the Building Department, **prior to commencement of any work on-site** and shall be properly maintained and/or replaced as needed throughout construction.
5. That the Design Engineer, shall inspect the installation of the SWS and submit a certification that the construction substantially conform to the approved plans. Additionally, the Design Engineer shall prepare an as-built plan of the system, highlighting any significant deviations from the approved plan. Deviations from the approved plan shall require prior authorization from the approving authority.

6. The City Department of Public Works and the Property Owner shall be provided with the as-built plan and the Operation and Maintenance Plan for the Stormwater Management System.
7. The Property Owner shall be responsible for the long-term maintenance and operation of the Stormwater Management System.
8. All monumentation must be installed prior to the recording of the final plan. If this is not possible, the Planning Department will establish a bond for the monumentation. This bond will be released when the installation of the monumentation is verified by the City Surveyor.
9. Any proposed work immediately adjacent to the train tracks must be carefully considered and may require review and authorization from the Consolidated Rail Corporation.
10. Sanitation Services shall be private and all cost(s) shall be borne by the Property Owners. The City of Warwick will not provide trash and recycling services.
11. That, prior to construction, the Developer shall submit a plan review to the Warwick Sewer Authority and apply for a Sewer Connection Permit and abide by all WSA Rules and Regulations.
12. That prior to submission for Final Approval, the Applicant/Applicant's Representative shall coordinate with the Building Official for Final Review, regarding drainage outfalls onto abutting properties.
13. That the landscape plan shall be amended to include, but not be limited to:
 - A perimeter border of tight evergreen trees/hedge, along a portion of the southern and northern property lines and the full length of the western property line, to buffer the parking lot/area and drainage system from the abutting properties.
 - Ornamental trees shall be no less than 2.5" caliper and a minimum of 12' in height at installation.
 - Evergreen trees shall be a minimum of 5-6' at installation.
 - A tight Evergreen hedge shall be installed around the fenced-in dumpster/trash enclosure.
 - Any "hot box" required as part of the proposed development, shall be landscaped and/or designed in such a manner as to minimize the aesthetic impact along the frontage.
14. That the interior roadway shall be a private ROW which shall be maintained by the Condo/Homeowner's Association.
15. That the Homeowner's Association documents shall include a restriction relative to dumpster/trash collections, which shall not be prior to 8:00 am.

16. 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 (4) four units to the City of Warwick for Recreational District 4, prior to the recording of the Final Record Plat.

17. 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

DRAFT