



## CITY OF WARWICK

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**FRANK J. PICOZZI, MAYOR**

May 9, 2023

Willoughby, Graham & Amanda  
643 Commonwealth Avenue  
Warwick, RI 02886

RE: Assessor's Plat 247, Assessor's Lots 45, 50, and 105  
643 & 655 Commonwealth Avenue

To Applicants:

The following is the decision on your application for Preliminary Plan Approval of a Major Land Development Project heard by the Warwick Planning Board at the regularly scheduled meeting held on May 8, 2024.

The Applicants have proposed to demolish and replace the existing single-family home located at 643 Commonwealth Avenue with an approximately 8,600 square foot 14-bed extended care facility, which would be an expansion of the existing 10-bed extended care facility located on the adjacent parcel, being 655 Commonwealth Avenue, currently operated by the applicants.

After the completion of a Public Hearing, for which notice was served and a record was 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 Meeting, 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*, or must satisfactorily address issues where there may be inconsistencies, as follows:
  - a. The proposed development is consistent with the goals and strategies of Chapter 7 of the Comprehensive Plan, *Housing and Neighborhoods*, specifically to, "Consider single-level, aging-in-place housing options as a way to diversify housing types for seniors and affordable housing." The project as proposed will create new housing opportunities for semi-independent seniors to age in place in the City of Warwick.

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**PLANNING DEPARTMENT • TOM KRAVITZ, DIRECTOR**  
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- b. As detailed in Chapter 8 of the Comprehensive Plan, *Economic Development*, the City of Warwick seeks to, “support the development and sustainability of locally-owned businesses.”
  - c. A future land use strategy stated in Chapter 12, Future Land Use, Zoning, and Urban Design, is to, “protect the character and quality of existing residential neighborhoods as houses are modified and redeveloped to mitigate flooding or for other reasons.” In keeping with the existing neighborhood environment, this proposed commercial building has been designed to reflect the existing residential neighborhood in the area.
2. That the proposal is in compliance with the standards and provisions of the City’s Zoning Ordinance in consideration of the following:
    - a. The applicants were required to obtain a Special Use Permit for the proposed use (Use Code 705) within the Residential A-40 zone. The applicants obtained this special use permit at the June 13, 2023 regular meeting of the Warwick Zoning Board of Review.
    - b. The applicant has shown on the proposed Preliminary Plan the need for dimensional relief from the front and rear-yard setbacks for the A-40 residential district, and from Table 2B footnote #2 requiring a 40’ buffer from residential zones for commercial uses and buildings. Dimensional variances for this relief were sought and obtained by the applicants at the June 13, 2023 regular meeting of the Warwick Zoning Board of Review.
  3. That there will be no significant negative environmental impact from the proposed development on the final plan provided the Applicant conforms to all conditions of approval.
    - a. The applicants have obtained the required RIPDES permit from the RI Department of Environmental Management for this project (RIPDIS File No. RIR102620) from the RIDEM Office of Water Resources, and agreed to the conditions therein.
  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 in consideration of the following:
    - a. The development, as proposed, is contained on AP 247 Lots 45, 50, & 105, and the Applicant has sufficiently demonstrated that the lots can appropriately support

development while remaining in conformance with pertinent regulations and building standards.

5. That the proposed development possesses adequate and permanent access to a public street provided:
  - a. The proposed development has frontage on Commonwealth Avenue, a public street.

Based on the foregoing findings of fact, on a motion by \_\_\_\_, seconded by \_\_\_\_, the Warwick Planning Board voted \_\_\_\_ in favor to grant Preliminary Plan approval, with Final Plan approval to be completed by the Administrative Officer to the Planning Board. The Planning Board's approval included the following stipulations:

1. That all Plans shall comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island", effective date November 25, 2015.
2. That the Applicant shall submit a Final Land Development Plan that complies with Appendix C, Final Application, of the City's Development Review Regulations Governing Subdivisions, Land Development Projects, and Development Plan Review, last amendment dated March 14, 2001.
3. That all work must be in accordance with the approvals granted by the Rhode Island Department of Environmental Management Office of Water Resources decision letter, dated March 14, 2024.
4. That a Soil Erosion and Sediment Control permit must be obtained from the City of Warwick Building Department prior to the commencement of any construction, including site clearing and demolition of the existing structure on the subject property.
5. That an adequate number of fire hydrants be provided throughout the development spaced 300 Ft. apart and providing a minimum of 1000 GPM. Sprinklered buildings require a hydrant within 100 Ft. of the Fire Department Connection (FDC). In addition, the Fire Department shall review all plans for compliance with all life safety codes and issues.
6. That the Applicant shall comply with all of applicable requirements of the Warwick Sewer Authority, including the Collection, Industrial/Commercial Pretreatment and Billing Departments.

7. That the applicant has stipulated to performing an administrative subdivision with the owner of AP 247 Lot 49 to straighten the lot line shared with AP 247 lots 45 and 50, and to merge lots 45 & 50.
8. Any proposed signage must meet the requirements of the Warwick Zoning Ordinance, including Section 800.
9. That all work be substantially compliant with the submitted Preliminary Plan set, "Preliminary Plan Application Site Development Plans, Commonwealth House Assisted Living, 643-655 Commonwealth Avenue, Assessor's Map 247, Parcel 45, 50 & 105, Warwick, Rhode Island", dated March 15, 2024, prepared by Land Development Engineering & Consulting, LLC, 207 High Point Avenue, Unit 6, Portsmouth, RI 02871, eleven sheets.

Sincerely,

Philip Slocum, Chair  
Warwick Planning Board