



## CITY OF WARWICK

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FRANK J. PICOZZI, MAYOR

City of Warwick Planning Board  
Staff Recommendations  
January 12, 2022

I. Call to Order

II. Meeting Minutes—Discussion and/or Action and/or Vote:

A. December 8, 2021 Meeting Minutes

III. Applications -

A. For discussion, consideration, and/or action - Continued review of proposed solar ordinance and comprehensive plan amendments. We have incorporated the Citizen recommendations discussed at the December 8<sup>th</sup> meeting and posted them on the City's website on January 5<sup>th</sup>. Also, as mentioned at the last meeting, we received input from ISM Solar's legal counsel, Kerin Browning, by our January 3<sup>rd</sup> deadline in order to get their comments in your packets. We have include their version of the Solar Ordinance and Comprehensive Plan amendments for the Board.

We have included findings which can serve as an advisory opinion for the City Council, should the Planning Board wish to act on a motion. Two separate motions authorizing staff to prepare the following advisory opinion for the City Council should be motioned; first for the Comprehensive Plan amendments, then Zoning Ordinance as follows:

**Comprehensive Plan amendment findings** – The Planning Board hereby finds in accordance with RIGL 45-22.2-8 subsection b, the following Comprehensive Plan amendments as they relate to solar development, in particular, placing solar within those parts of the City that are already developed either commercially, industrially, or residentially, are consistent with the following goals as outlined in Section C of RIGL 45-22.2-3:

(1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, the availability of existing and proposed public and/or private services and facilities, and is consistent with available resources and the need to protect public health, including drinking water supply, drinking water safety, and environmental quality.

(5) To promote the preservation of the open space and recreational resources of each municipality and the state.

(6) To provide for the use of performance-based standards for development and to encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources, and achieving a balanced pattern of land uses.

(7) To promote consistency of state actions and programs with municipal comprehensive plans, and provide for review procedures to ensure that state goals and policies are reflected in municipal comprehensive plans and state guide plans.

(9) To ensure that municipal land use regulations and decisions are consistent with the Comprehensive Plan of the municipality, and to ensure state land use regulations and decisions are consistent with state guide plans.

(10) To encourage the involvement of all citizens in the formulation, review, and adoption, or amendment of the comprehensive plan.

**Solar zoning ordinance findings** – The Planning Board hereby finds in accordance with RIGL 45-24-52 Adoption; section 1, whereas the zoning amendments are consistent with the newly adopted Comprehensive Plan as follows:

**Consistency with comprehensive plan** – The proposed zoning ordinance is consistent Part I, Chapter 2, page 2.9, entitled The Community Speaks because new citizen engagement occurred during the process of amending the zoning ordinance to allow solar. The public supports preservation of remaining forest, farmlands, and open space from solar development which instead should be focused in developed commercial and industrial areas.

Part VI, Chapter 11 Sustainability and Resilience, Action Item 3, Page 11.16, Streamline and reduce barriers to green buildings and develop incentives to green construction by allowing solar canopies as an accessory use in commercial and industrial zones by building permit with extensive Planning or Zoning Board Review.

Part VI, Chapter 13 Stewardship and Implementation, Page 13.36. Policy D., Encourage private sector to augment fossil fuels with solar power on sites that are already developed. Action 2, states to provide regulations that encourage solar canopies and rooftop solar in existing commercial areas; and,

**Consistency with the and following purposes of zoning as presented in RIGL 45-24-30 and supported by the City of Warwick Zoning Code, Section 103 Purpose, here:**

103.2. Provides for a range of uses and intensities of use appropriate to the character of the city and reflect current and expected future needs.

103.5. Providing for the protection of the natural, historic, cultural and scenic character of the city: and,

103.6. Providing for the preservation and promotion of agricultural production, forest, silviculture, aquaculture, timber resources and open space.

103.11 Promote the implementation of the Warwick comprehensive community plan, as amended.

**B. For discussion, consideration, and/or action – Public Hearing MLD Waterside @ Little Pond-Preliminary/Final Approval**

**Project Scope:**

The Applicant is seeking a combined Preliminary/Final Approval of a Major Land Development Project. The Applicant received a conditional Master Plan Approval at the regularly scheduled July 2021 Planning Board meeting and a City Council Zone Change at the August 30, 2021 meeting; to allow for the development of a (20) twenty-unit, multi-family residential, duplex-style development; with less than required front-yard setbacks, separation between buildings and parking within 15’ of a residential structure, in an A-10 Planned District Residential (PDR).

**Planning Department Finding:**

The Administrative Officer finds the 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 proposed development is generally consistent with the Comprehensive Community Plan criterion that it be consistent with the surrounding area. The proximate land uses found in the immediate vicinity are single-family, multi-family, office and public recreation. The Planning Department also finds the proposed development to be 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;”*”
  - 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;”*
  - 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...in suitable locations;”*

2. That the Project, has received a City Council Zone Change, PCO 20-21 to allow for the development of a (20) twenty-unit, multi-family residential, duplex-style development; with less than required front-yard setbacks, separation between buildings and parking within 15' of a residential structure, in an A-10 Planned District Residential (PDR); therefore the project as presented meets the requirements of the City's Zoning Ordinance.
3. That the project has received the following approvals: RIDEM Wetlands Permit No. 21-0219, RIPDES No. RIR102235, and UIC NO. 002058; therefore the project as presented will have no significant negative environmental impacts.
4. That the project 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 Sandy Lane.
6. That the development, as proposed, will have access to Municipal Water and Sewer.

**Planning Department Recommendations:**

Planning Department recommendation is to grant a combined Preliminary/Final Approval, with the following stipulations:

1. That all work shall be in accordance with RIDEM Approvals
2. 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.
3. 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.
4. That the Department of Public Works and the Condo/Homeowners Association shall be provided with an as-built plan and the Operations and Maintenance plan for the SWS.
5. That the Condo/Homeowner's Association shall be responsible for the long-term maintenance/operation of the SWS.
6. That the interior roadway shall be a private ROW which shall be maintained by the Condo/Homeowner's Association.

7. That once land clearing is complete a meeting on-site shall be coordinated to determine if additional buffering shall be required.
8. That all modifications to the gazebo shall be completed prior to the issuance of a Certificate of Occupancy (CO).
12. That prior to the recording of the Final Decision, the Applicant shall provide an improvement guarantee, as a condition of approval, for landscaping and monumentation.
13. That prior to a CO all landscaping and monumentation shall be installed, as noted on the Final Plan.

**C. For discussion, consideration, and/or action – Public Meeting Church Plat Preliminary Approval**

**Project Scope:** The Applicant is seeking Preliminary Approval of a Minor Subdivision. The Applicant proposes to subdivide (1) one lot to create (2) two lots; (1) one 20,706 square foot lot with a pre-existing, non-conforming single-family dwelling and garage, having less than required side-yard setback; and (1) one new 22,732 square foot lot for the development of a single-family dwelling; both lots meeting and exceeding the requirements of the A-7 Residential Zoning District.

**Planning Department Findings:** The Administrative Officer finds the 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 proposed development is generally consistent with the Comprehensive Community Plan 2033, which supports Residential land uses in the general area; the proposal is generally consistent with the existing neighborhood, which consists of other single-family dwelling parcels within the 200’ radius, and:
  - 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;”*
  - 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 of the surrounding area...*”
2. That the Subdivision, as proposed, is consistent with the general guidelines of the City’s Zoning Ordinance.

3. That the land for development is not within 200' of a wetland and has received RI Historic Preservation and Heritage Commission (RIHPHC) Approval, therefore there will be no significant negative environmental impacts from the proposed subdivision.
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 subdivision possesses adequate access along Church Avenue.
6. That the development, as proposed, will have access to Municipal Sewer and Water.

**Planning Department Recommendations:** The Planning Department recommendation is to grant Preliminary Approval, with Final Approval through the Administrative Officer, upon compliance 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 Surveying in the State of RI; Effective November 25, 2015.
2. That the Applicant shall submit a Final Development Plan and a Record Plat that shall comply with Appendix B, Minor 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 note at a minimum but not be limited:
  - Note the top of the foundation elevation, detailing grading that shall not be directed to abutting properties.
  - Final submission shall include stormwater management measure designed in accordance with the State's Stormwater Management Guide.
  - Parcel A shall maintain Assessor's Lot Number 38 and Parcel B shall be designated as Assessor's Lot Number 517.
3. That, prior to Final Submission, the Applicant/Developer shall coordinate with the City's Sewer Authority and Water Division regarding connection and locations shall be noted on the Final Plan.
4. That both the existing and proposed single-family dwellings shall be connected to the City's Sewer System, prior to the Certificate of Occupancy for the newly proposed single-family dwelling.
5. That the Final Plan shall note the proposed saw-cuts within Church Avenue. The Property Owner/Developer shall be responsible for the Roadway Restoration.

6. That the Final Development Plan shall note landscaping, that shall depict, at a minimum, but not be limited to:
  - That existing trees, not directly impacted by the proposed single-family dwelling or other required infrastructure, shall be preserved and protected. Dripline tree protection shall be installed prior to the commencement of construction.
  - That the Final Development Plan shall note (1) one 2”-2.5” deciduous shade tree for every 50’ along Church Avenue for the existing and proposed lots. If due to construction constraints the Applicant is unable to install all required Landscaping, the Applicant/Developer shall pay a “Fee-in-Lieu” of Landscaping, prior to the Recording of the Record Plat.
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 (1) one lot to the City of Warwick for Recreational District 2, prior to the recording of the Final Record Plat.
8. That, the Applicant shall provide an Improvement Guarantee, as a condition of the approval, equal to the installation value of the cost of roadway restoration, landscaping and monumentation, prior to the recording of the Record Plat.
9. That, prior to the issuance of a Certificate of Occupancy, the Applicant shall install all Monumentation and Landscaping, as depicted on the Final Development Plan/Record Plat.

**D. For discussion, consideration, and/or action – Public Hearing MLD Preliminary Approval – North Point** – This application received master plan approval back on August 11<sup>th</sup>. It has since received all of its local and state permits with the exception of a formal sewer department approval, however, we expect to have direction from that department prior to the 12<sup>th</sup>. Any special conditions can be entered into the record during the meeting and we will be sure to share sewer conditions with the applicant beforehand. Barring anything of substance that is learned during the public hearing, the Board could render the following positive finding of approval in accordance with RIGL 45-23-60.

**Planning Department Findings:** The Administrative Officer finds 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:

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

- a. The proposal is consistent with *Chapter 1, Vision for the 21<sup>st</sup> Century Warwick* element which encourages preserving industrially-zoned land for non-retail uses and a commitment to land use that promotes a strong, stable tax base.
  - b. A stated policy in *Chapter 12 of the Comprehensive Plan, Future Land Use, Zoning and Urban Design* element is to “ensure that proposed new residential, business and industrial uses are compatible with the character and surrounding area.” The proposed project area is located in an appropriately zoned light industrial (LI) district and abuts similar commercial/industrial zoned properties and uses.
  - c. *Chapter 12 of the Comprehensive Plan, Future Land Use, Zoning and Urban Design* states as an action to “prevent commercial intrusion into residential neighborhoods.” The subject parcel is located approximately 200’ from the nearest residential dwelling to the northeast along Jonathan Court and over 600’ from the nearest residential developments located along Grotto Avenue. The Applicant should propose appropriate measures to mitigate these concerns in order to maintain consistency with the Comprehensive Plan. The applicant has provided a robust landscape plan that effectively provides a berm with fencing and a solid evergreen screen to minimize visual impacts of the proposed development and operations from abutting properties.
  - d. *Chapter 4, Natural Resources* section of the Comprehensive Plan 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.” The Applicant has designed and permitted (RIPDES No. RIR 102205) a stormwater management system to properly treat stormwater runoff, provide pretreatment and TSS removal.
  - e. Chapter 12 of the Comprehensive Plan, *Future Lane Use, Zoning and Urban Design Map 12.2 “Future Land Use”* specifically identifies the subject parcel and the surrounding parcels to be designated for use as “Industrial” a use further defined for Light Industry (12.19) as “*The Light Industry land uses are small scale manufacturing, warehousing and similar uses that have limited impacts on adjacent properties.*” The subject parcel is entirely zoned as Light Industrial, designate for Industrial as a future land use and the Comprehensive Plan clearly states that warehousing is a desired use for Industrial designated properties.
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 subject parcel is located within a Light Industrial (LI) zoning district.
    - b. The proposed project is a warehouse/distribution facility, which is listed under *Table 1 – Use Code Regulations*, under *Code 804 - Distribution center, parcel delivery center, delivery warehouse.*
    - c. The proposed use is permitted by right within the district so designated.



- d. The applicant has received a dimensional variance from the Warwick Zoning Board of Review (Petition # 10731) to allow a maximum structure height of 49', decision signed on October 21, 2021 and duly recorded by the City Clerk on October 25, 2021 in Book 9988 Pages 302-304.
    - e. The project has been deemed to conform to all other aspects of the City's Zoning Ordinance by the Building Official.
  3. That there will be no significant negative environmental impact from the proposed development as the Applicant conforms to all conditions of master approval by providing the following supporting plans and permits:
    - a. The applicant has provided a *Long Term Stormwater Operation and Maintenance Plan and Pollution Prevention and Source Control Plans* for the Site and for the Sand Filter to be located at Utility Pole #12, said plan prepared by VHB dated June 1, 2021 and revised September 16, 2021.
    - b. Stormwater Management Report (VHB) stamped and signed by Ashley Cunha (9/17/2021), Registered Professional Engineer (Civil) No. 11871.
    - c. *Soil Erosion and Sediment Control Plan* (VHB) stamped and signed by Ashley Cunha (6/1/2021), Registered Professional Engineer (Civil) No. 11871.
    - d. Rhode Island Department of Environmental Management Insignificant Alteration Permit, Wetlands Application No. 21-0157, RIPDES No. RIR 102205, dated November 18, 2021 and signed by Martin D. Wencek, Program Supervisor, Office of Water Resources, Freshwater Wetlands Program.
    - e. The applicant has completed a Phase II Archaeological Site Assessment (PAL) and submitted documentation from the Rhode Island Historical Preservation & Heritage Commission (June 4, 2021) stating that, "*the site lacks sufficient integrity to be eligible for listing in the National Register of Historic Places*" and that, "*no further archaeological investigation is recommended.*"
    - f. Federal Aviation Administration (FAA) "*Determination of No Hazard to Air Navigation*" issued on December 22, 2020 in accordance with Aeronautical Study Number 2020-ANE-6835-OE.
  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 to be contained solely on a single lot (Administrative Subdivision to combine AP 311/ Lot 191 and 138) and the Applicant has sufficiently demonstrated that the lot 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:
    - a. Access to the proposed development will be via Commerce Drive, an existing public street.
    - b. The Applicant has provided written documentation from the Rhode Island Department of Transportation (RIDOT) regarding review of Physical Alteration Permit (PAP) No. 21-52 with a finding that the Permit Application has been reviewed and *found to meet RIDOT*

*design requirements and that a RIDOT PAP will be issued upon receipt and acceptance of Insurance and Bonding requirements. RIDOT documentation dated November 19, 2021 and signed by Joseph Bucci, P.E., State Highway Maintenance Operations Engineer.*

- c. A Traffic Assessment Memorandum provided by VHB Engineering (dated October 7, 2021) states that after discussions with RIDOT, it was determined that “*no additional improvements are required along Post Road leading to Route 37 and the Airport Connector.*” Further, the Assessment also states that “*The impact of proposed traffic flow on Airport Road from Commerce Drive east to the Warwick Avenue/ West Shore Road intersection (Hoxie Four Corners) have been discussed with RIDOT. RIDOT agreed that the volume and size of trucks traveling through Hoxie Four Corners are not expected to significantly change as a result of the proposed development.*”
- d. To accommodate wider turning radius, project improvements include widening of Commerce Drive and revising the alignment to flatten curves. The Commerce Drive southbound approach to Airport Road is also to be widened to accommodate a dedicated left-turn land and a dedicated right-turn lane.
- e. Airport Road at Commerce Drive is proposed to extend the length of the eastbound turn lane from 80’ to 200’ to accommodate future projected peak hour queues.
- f. The supporting *Traffic Impact and Access Study* completed by VHB Engineering (September 2021) concludes, “*the proposed off-site mitigation at the Airport Road/Commerce Drive intersection will accommodate truck turning movements and projected peak hour queues,*” and that, “*the existing traffic signal system at the intersection is projected to provide efficient access to/from the proposed development.*”

**Planning Department Recommendations:** The Planning Department recommendation is to grant Preliminary Plan approval, with Final Approval to be through the Administrative Officer, with the following stipulations:

1. 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).
2. 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.
3. Soil erosion and sediment control measures must be properly maintained throughout construction.
4. The Design Engineer must 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 must 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.

5. The Property Owner must 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 stormwater mitigation measures including those located within the City right-of-way.
6. Protect all RI Highway Bounds and permanent survey markers throughout the completion of the project (Please note this on the site plans).
7. Access & egress on Commerce Dr. must be maintained throughout the completion of construction.
8. The Final Plan shall include a requirement that the domestic water line be equipped with an RPZ Backflow Device above grade installed in a Hot Box and the Fire Service Line be supplied with a Double Check Detector Check Meter installed above grade in Hot Box and supplied by the contractor.
9. The Final Plan shall require that the dead end 8" water main be extended connecting to the 8" stub coming off of Airport Rd.
10. A fire hydrant shall be located within 100' of the Fire Department Connection.
11. A six-foot (6'), solid, privacy style-fence shall be located at the top of the landscape berm.
12. Any proposed exterior dumpsters or trash receptacles shall be located and screened in accordance with Zoning Ordinance requirements (505.1D).
13. Full compliance with all provisions of RIDEM and RIDOT permits.
14. Full compliance with all permit requirements for the Warwick Sewer Authority.
15. That the Administrative Subdivision (Record Plat) shall be recording as part of the Final Decision. Prior to issuance of a certificate of occupancy, and plan shall be completed and recorded.

**E. Comprehensive Plan Implementation regarding zone map changes to Open Space:**

The comprehensive plan had considered a number of areas that were appropriate for change in zoning from whatever the current zoning happened to be to open space. We are including a list by map and lot along with current and future zone designation. All of the parcels are either existing recreational uses, subject to conservation easements and/or other salient encumbrances that support open space. Some parcels lie within a perpetual state of tax sale due to inability to be developed whatsoever due to the presence of development constraints. A particular area of interest includes the land directly behind City Hall. As depicted on the maps here, the little league ball fields are quite visible beneath the OS zone designation. It makes sense to extend that OS district slightly west to include the proposed outdoor civic plaza space which includes a multi-seasonal recreation ice skating rink.



Like all zoning amendments, including map amendments, the Planning Board must render an advisory opinion for consideration by the City Council at a future hearing. That opinion must speak to comprehensive plan consistency along with the general purposes of zoning.

**Zoning ordinance findings** – By implementing the City’s, state-approved comprehensive plan with respect to converting various city-owned parcels to open space, the Planning Board hereby finds in accordance with RIGL 45-24-52 Adoption; section 1, the zone map amendments are consistent with the Comprehensive Plan as follows:

**Consistency with comprehensive plan** – Chapter 5 Parks, Open Space and Recreation, Goals & Policies, create a preserved and enhanced parks and open space system. Policy D, Pursue improved connectivity of open space land through the development of green corridors. Action 1, Identify potential land swaps for land contiguous to open space (p 5.19).

Chapter 12 Future land use, zoning and urban design. Consistent with Map 12.2 Future Zoning Change Areas (p 12.21). Goal 7 Warwick’s environmental and open space networks are respected by new development.

Chapter 13 Stewardship & Implementation. Section A goals and policies. Update the City zoning ordinance to be compatible with the comprehensive plan, and;

**The zone map amendments to open space are consistent with the and following purposes of zoning as presented in RIGL 45-24-30 and here forth described in Section 103 Purpose of Zoning for the City of Warwick.**

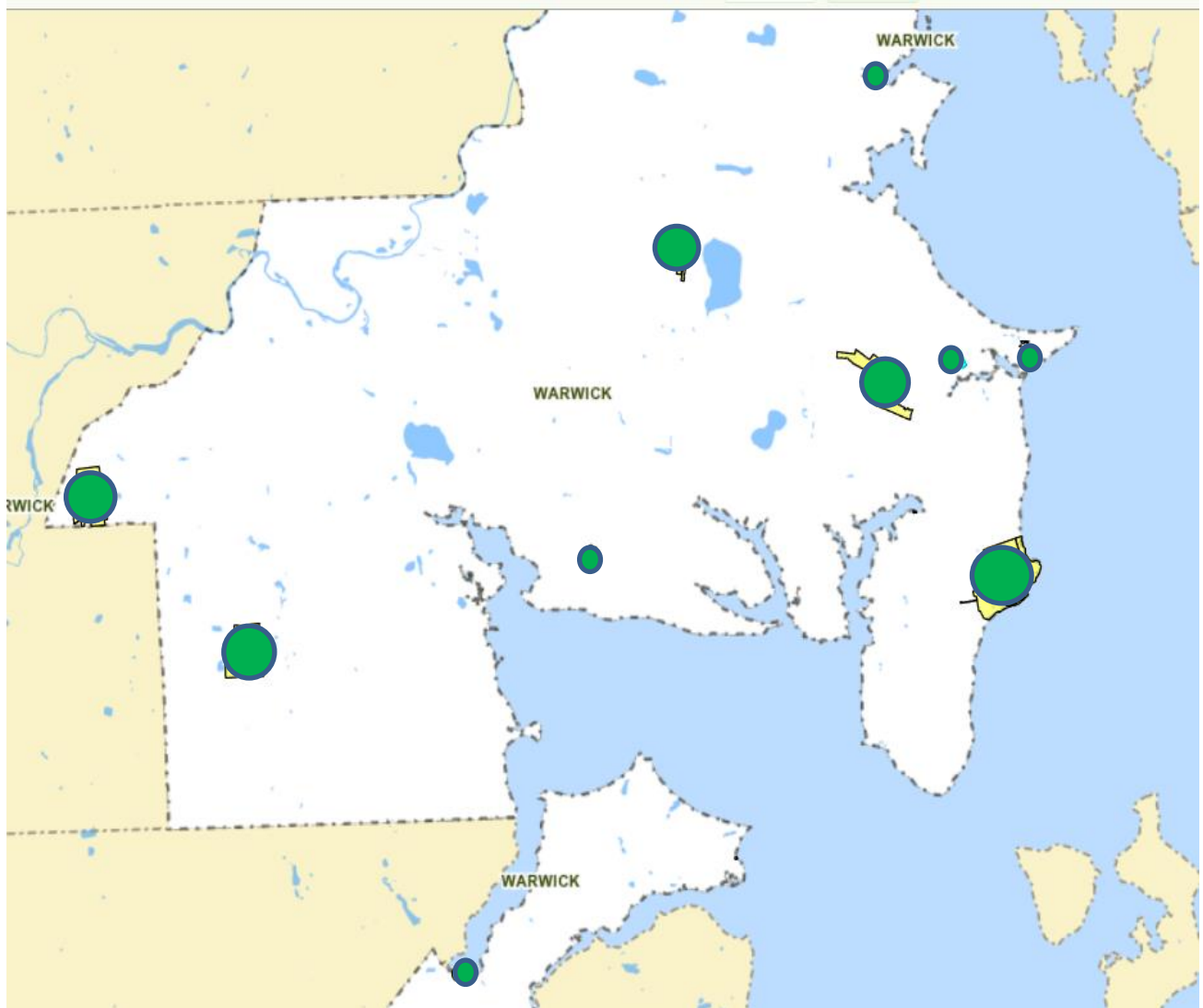
103.2 Provides for a range of uses and intensities of use appropriate to the character of the city reflecting current and expected future needs.

103.5 Provide for the protection of the natural, historic, cultural and scenic character of the city: and,

103.6 Provide for the preservation and promotion of agricultural production, forest, silviculture, aquaculture, timber resources and open space.

103.11 Promote the implementation of the Warwick comprehensive community plan, as amended.

#### OPEN SPACE ZONE CHANGE AREAS MAP



PROPERTY LISTING

Parcel ID	Property	Current Zoning	Proposed Zoning	Ward	Area
202-0034	Land Trust-Bradford Ave	Residential	Open Space	9	0.21
209-0028	Ives Bluff (City)	Residential/PDR	Open Space	9	8.56
231-0001	Dawley Farm (Cowesett Road)	Residential	Open Space	9	63.18
251-0179	Barton Farm (Centerville Road)	Residential	Open Space	8	65.88
327-0288	Winslow (RIAC)	Residential	Open Space	3	19.7
327-0289	Winslow Fields (RIAC)	Residential	Open Space	3	3.56
337-0353	Bend Street Soccer	Residential/Open Space	Open Space	5	11.9
338-0081	Bend Street Soccer	Residential	Open Space	5	34.76
358-0243	Land Trust - Charlestown Ave	Residential	Open Space	5	0.09
358-0244	Land Trust - Charlestown Ave	Residential	Open Space	5	0.18
368-0146	Helen Ave Parcel	Residential	Open Space	7	1.96
380-0286	Rocky Point Park (State)	Residential	Open Space	5	78.5
380-0287	Rocky Point Park (City)	Residential	Open Space	5	40.9
303 Lots 4-17	Passeonkquis Coastal Wetland	Residential	Open Space	1	3.5
334-0215	Conimicut Coastal Wetland	Residential	Open Space	4	0.09
334-0246	Conimicut Coastal Wetland	Residential	Open Space	4	0.25
334-0254	Conimicut Coastal Wetland	Residential	Open Space	4	0.25
334-257	Conimicut Coastal Wetland	Residential	Open Space	4	0.22
334-0258	Conimicut Coastal Wetland	Residential	Open Space	4	0.36
334-0260	Conimicut Coastal Wetland	Residential	Open Space	4	0.25
334-0261	Conimicut Coastal Wetland	Residential	Open Space	4	0.26
334-0262	Conimicut Coastal Wetland	Residential	Open Space	4	0.18
334-0263	Conimicut Coastal Wetland	Residential	Open Space	4	0.2
334-0264	Conimicut Coastal Wetland	Residential	Open Space	4	0.21
334-0265	Conimicut Coastal Wetland	Residential	Open Space	4	0.15
334-0266	Conimicut Coastal Wetland	Residential	Open Space	4	0.15
334-0267	Conimicut Coastal Wetland	Residential	Open Space	4	0.57
334-0336	Conimicut Coastal Wetland	Residential	Open Space	4	0.23
334-0337	Conimicut Coastal Wetland	Residential	Open Space	4	0.11
336-200	Sprague Covington Lot	Residential	Open Space	4	2.36
					338.72

Some of the properties are smaller lots clustered together like those of Passeonkquis Cove's Coastal Wetlands



V. Adjournment