



## CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

City of Warwick  
Planning Board  
Meeting Agenda

Date: Wednesday, June 13, 2018

Time: 6:00 p.m.

Location: City of Warwick  
Lower Level Conference Room  
3275 Post Road  
Warwick, RI 02886

Review and Approval of the March 2018 Meeting Minutes.

Review and Approval of the April 2018 Meeting Minutes.

Review and Approval of the May 2018 Meeting Minutes.

**Extension of Time**  
**Major Land Development/Subdivision**  
**1291-1301 Warwick Avenue and Partition Street**  
**Cumberland Farms and Yardworks**  
**Preliminary**

Applicant: Cumberland Farms, Inc.  
Property Owners: V.S.H. Realty, YW Realty, Inc., and Fox Realty  
Location: 1291-1301 Warwick Avenue and Partition Street  
Assessor's Plat: 308  
Assessor's Lots: 418, 419, and 548  
Zoning District: AP 418, General Business (GB) and Residential A-7  
AP 419, General Business (GB) and Residential A-7  
AP 548, General Business (GB),  
(abuts Residential A-7 PDR)  
Land Area: 2.5 +/- acres  
Number of existing lots: 3  
Number of proposed lots: 1  
Engineer: Garofalo and Associates, Inc.  
Ward: 2

Due to issues related to the appeal of the Zoning Board decision associated with this proposal, CFI has not used the Preliminary approval granted June 8, 2016, recorded June 17, 2016, which remains effective until July 1, 2018 pursuant to RIGL 45-24.61.1. CFI is now requesting an extension of not more than one year, i.e. until July 1, 2019.

**Public Meeting**  
**Minor Subdivision**  
**267 Ives Road**  
**Preliminary**

Applicant:	Robert C. Lamoureux
Owner:	Barbara Daniels
Location:	267 Ives Road Lawndale Drive
Assessor's Plat:	203
Assessor's Lot:	258, 259, 260 & 276
Zoning District:	A-10 Residential
Land Area:	25,000 square feet
Number of existing lots:	4
Number of proposed lots:	2
Engineer:	Alpha Associates, LTD.
Ward:	9

**Project Scope**

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (4) four lots totaling 25,000 square feet to create (2) two lots; (1) one 13,406 square foot lot with an existing single family dwelling constructed in 1940, 267 Ives Road (to remain), with a pre-existing, non-conforming garage, having less than required rear-yard and side-yard setbacks and (1) one new 11,594 square foot lot for the development of a single family dwelling, in an A-10 Residential District.

**Public Informational Meeting**  
**Major Subdivision**  
**Capuano-Chiswick Plat**  
**Master Plan**

Location:	Chiswick Road
Assessor's Plat:	359
Assessor's Lots:	503 & 504
Applicant:	Michael Capuano
Zoned:	A-7 Residential
Area:	16,252 Square Feet
Ward:	5
Surveyor:	Alpha Associates, LTD

THE APPLICANT IS REQUESTING THAT THE FOLLOWING PROJECT BE OPENED AND CONTINUED TO THE NEXT AVAILABLE PLANNING BOARD MEETING.

### **Project Scope**

The Applicant is requesting Preliminary Approval of a Major Subdivision. The Applicant is proposing to subdivide (2) two abutting non-conforming lots held in common ownership, to create (2) lots; (1) one 9,109 square foot lot with an existing single-family dwelling, constructed in 1930, having less than required side-yard setback and a pool equipment shelter having less than required setbacks, on a lot with less than required frontage and lot width; and (1) one 7,143 square foot lot with existing accessory uses to be demolished for the development of a new single-family dwelling on a lot with less than required frontage and lot width, in an A-7 Residential Zoning District.

### **Request for a Zoning Ordinance Text Amendment**

**Applicant:** City of Warwick  
**Proposed Amendment:** Text modifications to Section 601.3 Home Occupations

### **Background**

This zoning amendment is proposed in order to revise Section 601.3 Home occupations.

### **Planning Department Findings**

The Planning Department finds the proposed zoning text amendment to be in compliance with the City's Comprehensive Plan 2033, including the following:

- Chapter 7, Housing and Neighborhoods, which states as a Goal that Warwick has 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, and
- Chapter 7, Housing and Neighborhoods, which states as a Goal that all neighborhoods retain or enhance their character and livability, and
- Chapter 7, Housing and Neighborhoods, which cites as a challenge, supporting economic development without adverse impacts on residential neighborhoods and traffic.
- Chapter 8, Economic Development, which states as a goal to improve the business environment by increasing responsiveness to business concerns.
- Chapter 12, Future Land Use, Zoning and Urban Design, Goal 4, which states, Warwick's neighborhoods are attractive, well maintained and stable, with companion policy to protect and support existing neighborhoods, and,

The Planning Department also finds the proposed zone change to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

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

103.3 Provides for orderly growth and development, which recognizes:

- A.) The goals and patterns of land use contained in the Comprehensive Plan of the City of Warwick.
- E.) The availability and capacity of existing and planned public and/or private services and facilities.
- F.) The use of innovative development regulations and techniques.

103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing, including opportunities for the establishment of low and moderate income housing.

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

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zoning amendment.

**WyndSOR Way**

Total Bond Amount:	\$67,715.00
<u>Amount to be released:</u>	<u>\$67,715.00</u>
Total remaining:	NONE

**Informational Purposes**

**1160 Post Road/Pond Plaza Appeal**

Owner:	Cenicor, LLC
Applicant:	PRW Holdings, LLC
Location:	1160 Post Road
Assessor's Plat:	298
Assessor's Lot:	18

At the May 8, 2018 meeting, the Zoning Board of Appeals (ZBA) granted the Petitioner's appeal of the Master Plan decision of the Planning Board. The motion passed by a vote of 4-1, with four in favor, and one opposed, to remand the case back to the Planning Board for final disposition to approve the Master Plan for the development.

**Actions by the Administrative Officer**

**Final Approvals**

<b><u>Plat</u></b>	<b><u>Lot</u></b>	<b><u>Plat Title</u></b>
364	198, 200, 201, & 202	Madison Estates-Phase II

**Administrative Subdivisions**

<b><u>Plat</u></b>	<b><u>Lot</u></b>	<b><u>Plat Title</u></b>
266	69	Seasons-Colbea Plat

Any party, person(s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2009. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the City Clerk's Office at 738-2006 not less than 48 hours in advance of the hearing date.