



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting
Minutes
March 9, 2022**

Members Present: Benny Bergantino
Steve Catalano
Ashley Cullion
Kevin Flynn
Cynthia Gerlach
Michael Penta
Linda Polselli
Philip Slocum

Members Absent: NONE

Also in Attendance: Thomas Kravitz, Planning Director/AO
Lidia Cruz-Abreu, AAO
Eric Hindinger, Engineering Project Manager
David Petrarca, Solicitor

Chairperson Slocum called the meeting to order at 6:00 p.m.

The February 16, 2022 meeting minutes were presented for review and approval. A motion was made by Mr. Catalano, seconded by Ms. Polselli, to approve the February 2022 Planning Board minutes, as presented. All in favor; none opposed with Ms. Gerlach abstaining.

A. Public Meeting, Request for a Recommendation to the City Council for a Comprehensive Plan Amendment and Zone Change; Public Informational Meeting, Major Land Development, 298 Kilvert Street, Conditional Master Plan

Location: Kilvert Street, Graystone Street, Cottage Street,
Dorrance Street, Marvin Street, and Metro Center
Boulevard
Assessor's Plat: 278
Assessor's Lots: 30-42, 103-114, 144-147
Applicant: Emily Mitchell-AR Building Company, Inc.
Owner: OneMetro, LLC
Existing Zone: General Industrial (GI)
Proposed Zone: Gateway (G)
Ward: 3
Surveyor: DiPrete Engineering, Inc.

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

The Applicant requested an amendment to the Future Land Use Map (FLUM) as contained in the *City of Warwick Comprehensive Plan 2013-2033 "City of Livable Neighborhoods"* (*Comprehensive Plan*) as the first stage in a zone change process to allow for a residential multi-family development.

The Applicant proposed to amend the FLUM, specifically for Assessor's Plat 278, Assessor's Lots 30-42, 103-114, 144-147. The FLUM depicts the intended use for these lots as "Technology/Light Industry". The Applicant is seeking to revise the intended use to "Mixed Use" to allow for the development of a (200) two-hundred unit residential multi-family.

The Applicant sought a recommendation for a zone change for Assessor's Plat 278, Assessor's Lots 30-42, 103-114, 144-147, from General Industrial (GI) to Gateway (G); and Conditional Master Plan Approval of a Major Land Development to allow for a (200) two-hundred unit multi-family residential development for Assessor's Lot 145 along Kilvert Street and Metro Center Boulevard.

Mr. Flynn, seconded by Ms. Cullion, with Mr. Bergantino, Mr. Catalano, Ms. Gerlach, Mr. Penta, Ms. Polselli, and Mr. Slocum in favor, made a motion to grant a favorable advisory recommendation, to the City Council to amend the Future Land Use Map (FLUM), specifically for Assessor's Plat 278, Assessor's Lots 30-42, 103-114, 144-147, from "Technology/Light Industry" to "Mixed Use" to allow for the development of a (200) two-hundred unit residential multi-family on lot 145; with streetscape improvements to include but not be limited to sidewalk/bike lane-pedestrian access improvements and lighting along portions of Metro Center Boulevard and Kilvert Street to create connectivity to the City's Intermodal District (City Centre), with the following stipulations:

1. That the Applicant shall include in the application to the City Council, a revised Future Land Use Map (FLUM), clearly indicating the area and change of classification from Technology/ Light Industry to Mixed Use.
2. That, if the Comprehensive Plan Amendment is approved, and Conditional Master Plan Approval granted, the Applicant shall simultaneously thereafter seek approval from the City Council for a Zone Change from General Industrial to Gateway to support a residential complex on Assessor's Plat: 278, Assessor's Lot: 145.

Ms. Cullion, seconded by Ms. Polselli, with Mr. Bergantino, Mr. Catalano, Mr. Flynn, Mr. Penta, Ms. Gerlach and Mr. Slocum in favor, made a motion to grant a Conditional Master Plan Approval with the following stipulations:

1. Should the City Council endorse the Comprehensive Plan amendment and zone change, as part of the Preliminary Application, the Applicant shall coordinate with the City's Fire Marshall regarding all life-safety requirements for the site and buildings, including potential reduction of project size to accommodate said requirements.

2. That, prior Preliminary Application, the Applicant shall receive City Council Approval of a map amendment to Future Land Use Map of the City of Warwick, Comprehensive Plan 2033, (*Comprehensive Plan*), changing the intended future use classification of the parcel from "Technology/Light Industry" to "Mixed Use."
3. That, prior to Preliminary Application, the Applicant shall receive a City Council Zone Change from General Industrial to Gateway.
4. That the Applicant shall submit a Preliminary Development Plan that shall comply with the Rules and Regulations for Professional Land Surveyors, Effective November 25, 2015.
5. That the Applicant shall submit a Preliminary 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, at a minimum but not be limited to:
 - Stormwater Management Plan, consistent with the 2010 RI Stormwater Design and Installation Standards, designed to demonstrate zero-net runoff.
 - The Operation and Maintenance Plan for the proposed Stormwater Collection System must be included in the Preliminary submission.
 - Utilities shall be coordinated with the appropriate authorities.
 - Metro Center Blvd shall be restored curb to curb from point of entry, easterly along Kilvert Street to Graystone Street. Restoration shall include PLS survey of right of way, mill and overlay to City Engineering preference (including drainage), and right of way re-delineated to promote safe pedestrian and cycling circulation. The Applicant shall coordinate with the developer of Hillsgrove at City Centre (currently under construction) as to ensure consistency of pedestrian and lighting improvements.
 - Applicant shall pay to the City, a Recreation Fee-in-Lieu of Land, to support recreation-based capital improvements within the City. See Section 6-1 of the Subdivision Regulations.
6. That, prior to Preliminary Application, the Applicant shall coordinate with the City's Sewer Authority and Water Division, regarding connection.

Ms. Gerlach, seconded by Mr. Penta, with Mr. Bergantino, Mr. Catalano, Mr. Flynn, Ms. Polselli, Ms. Cullion, and Mr. Slocum in favor, made a motion to grant a favorable advisory recommendation to the City Council for the requested Zone Change from General Industrial to Gateway to allow for the development of a (200) two-hundred unit residential multi-family on lot 145, with the following recommendations:

1. That the Applicant shall include elements of the City Centre Design Manual in the Landscape, Buffering, and Lighting plan, that shall include streetscape improvements to include but not be limited to sidewalk/bike lane-pedestrian access improvements and lighting along portions of Metro Center Boulevard and Kilvert Street to create connectivity to the City's Intermodal District (City Centre).
2. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval of the Land Development Project by the Planning Board and/or its authorized designee, respectively.

B. Public Meeting, Major Land Development/Subdivision Project, Hallene Road, Final Approval

Applicant:	NorthPoint Development
Owners:	NP Airport Road Warwick, LLC.
Location:	0 Hallene Road
Assessor's Plat:	311
Assessor's Lot:	138 & 191
Zoning District:	Light Industrial (LI)
Area:	46.5 +/- acres
Ward:	3
Engineer:	VHB

The Applicant requested Final Approval of a Major Land Development/Subdivision Project to merge two (2) lots into one (1), and construct a warehouse/ distribution facility, with associated parking, drainage, loading, landscaping and other related appurtenances, on the subject parcel. This application received Master Plan Approval, Zoning Board Approval, and Preliminary Approval. The project has since received all of its local and state permits.

Mr. Catalano, seconded by Ms. Cullion, with Mr. Penta, Ms. Polselli, Mr. Gerlach, Mr. Bergantino, Mr. Flynn, and Mr. Slocum in favor, made a motion to grant Final Approval 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. Soil erosion and sediment control measures must be properly maintained throughout construction.
3. 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.

4. 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.
5. Protect all RI Highway Bounds and permanent survey markers throughout the completion of the project (Please note this on the site plans).
6. Access & egress on Commerce Drive must be maintained throughout the completion of construction.
7. 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.
8. The Final Plan shall require that the dead end 8" water main be extended connecting to the 8" stub coming off of Airport Rd.
9. A fire hydrant shall be located within 100' of the Fire Department Connection.
10. A six-foot (6'), solid, privacy style-fence shall be located at the top of the landscape berm as depicted on the plans to assist with noise and light mitigation to the residential properties to the north.
11. Any proposed exterior dumpsters or trash receptacles shall be located and screened in accordance with Zoning Ordinance requirements (505.1D) and depicted on the landscape plan.
12. Full compliance with all permit requirements for the Warwick Sewer Authority.
13. That the Administrative Subdivision (Record Plat) shall be recorded with the Final Decision.
14. At the Applicant's expense, Commerce Drive shall be improved to ensure structural integrity at the direction of the City's engineering department.
15. At the Applicant's expense, (accounted for in applicant's bond) all site construction inspection and permit compliance shall be performed monthly and after rain events with reports emailed to the City Planning & Engineering Department. This shall be executed through completion of construction.
16. Any and all signage that is in place to direct traffic to existing businesses along Commerce Drive shall be immediately upgraded and replaced if said signs require temporary removal during construction.

17. All noise associated with construction and operation shall abide by existing local noise ordinances by way of time of day and decibel level.
18. The Applicant shall prepare an as-built elevation, prepared by a Professional Land Surveyor ensuring compliance with the zoning approval.
19. Applicant shall sponsor and provide funding support for a water quality monitoring program via the official RI State Designated Local Watershed Council for the Buckeye Brook Watershed, The Buckeye Brook Coalition, to support Headwaters water quality monitoring of watershed areas between the Applicant's parcel and the southern extent of North Point's downstream stormwater analysis study area and for a multi-year program of 3 years for \$3,000 per year. Testing methods and points to be determined by the RI State Designated Local Watershed Council for the Buckeye Brook Watershed.

C. Public Hearing, Major Land Development/Subdivision Project, 2055 Warwick Avenue, Preliminary Approval

Location:	2055 Warwick Avenue
Assessor's Plat:	328
Assessor's Lot(s):	408, 409, 410, 411, and 412
Applicant:	Colbea Enterprises, L.L.C.
Zoned:	General Business (GB)
Area:	1.18 Acres
Ward:	3
Engineer:	DiPrete Engineering

The Applicant requested Preliminary Approval of a Major Land Development/Subdivision Project to merge five (5) existing parcels into one (1), demolish an existing building, and construct a 4,600 SF +/- gas station with drive thru window, parking, landscaping, and related appurtenances on the subject parcel.

Mr. Flynn, seconded by Mr. Penta, with Ms. Cullion, Ms. Polselli, Ms. Gerlach, Mr. Catalano, Mr. Bergantino and Mr. Slocum, in favor; voted to grant Preliminary Approval with Final through the Administrative Officer upon compliance 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. A Soil Erosion and Sediment Control permit must be obtained from the City of Warwick prior to the commencement of any construction activities, including vegetation clearing and earthwork.
4. Soil erosion and sediment control measures must be properly maintained throughout construction.
5. The Design Engineer must inspect the installation of the Stormwater Management System (SMS) 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 SMS; highlighting any significant deviations from the approved plan. Changes from the design plan will require prior authorization from the Approving Authority.
6. 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.
7. Protect all RI Highway Bounds and permanent survey markers throughout the completion of the project. This must be noted on the Final Development Plans.
8. Care must be taken to ensure that the existing municipal storm drain system that traverses through the site is not damaged or compromised throughout the construction. Any damages to the system will be repaired by the Contractor at no expense to the City.
9. All work must be in accordance with the approvals of the Rhode Island Department of Environmental Management and the Rhode Island Department of Transportation.
10. That a RIDOT Physical Alteration Permit, must be obtained prior to Final Plan recording.
11. Full compliance with all permit requirements of the Warwick Sewer Authority (WSA).
12. That the applicant design the water system in accordance with Warwick Water Division (WWD) standards.
13. That there shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.
14. That the Final Plan shall include a notation reference to the Zoning Board Conditional Special Use Permit.
15. Applicant shall adhere to hours of operation as stipulated in ZBR decision recorded in Book 9945, pages 112 thru 116. Dumpsters shall be serviced between the hours of 7:00 a.m. and 8:00 p.m.; drive thru operations from 5:00 a.m. to 9:00 p.m.; and regular store/gas hours being 24 hours.

16. That the Administrative Subdivision (Record Plat) shall be recorded with the Final Decision.

Ms. Cullion, seconded by Mr. Penta, made a motion to elect Mr. Slocum, Chair; Mr. Flynn, Vice-Chair; and Ms. Gerlach, Secretary. All in favor, none opposed.

Mr. Bergantino, seconded by Ms. Cullion and Ms. Polselli, made a motion to adjourn at 11:00 pm. All in favor, none opposed.