

THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER ARTICLE

APPENDIX A
ZONING

No..... Date.....

Approved..... Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF
WARWICK, COWESETT HILLS APARTMENT, LLC, PETITIONER

Be it ordained by the City of Warwick:

Section I. The Zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick are hereby amended by changing the classification of the following described premises from Residential (A-10)/PDR to (A-10)/PDR with a waiver for less than required parking and restrictions, conditions and stipulations.

Lot 48 on Assessor's Plat 236 as said plat appeared in the Tax Assessor's office on December 31, 2016 is hereby changed from Residential (A-10)/PDR to (A-10)/PDR with a waiver for less than required parking and with the following restrictions, conditions and stipulations. The Lot is set forth in the legal description and on the map attached hereto as Exhibit A.

The change of zoning is subject to the following conditions, waivers and stipulations:

1. Relief from the parking requirements of Sec 308.2 (E) of the Zoning Ordinance to permit 2.0 parking spaces per unit for the new 48 residential units.
2. Subject to approval by the Planning Board of an acceptable landscape and screening plan to shield the proximate residential properties located along the northwest and western property lines. Said screening and landscaping plan shall be stamped and signed by a Registered Landscape Architect, as part of the Preliminary Application to the Planning Board.
3. Subject to Planning Board approval of satisfactory mitigation measures designed to address the concerns of the neighborhood as articulated at the Planning Board mandated community meeting held on November 1, 2017.

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4. That the Applicant shall receive Preliminary and Final Approval from the City of Warwick Planning Board.

5. That any further intensification of use on the subject property shall require City Council Approval.

Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said changes to be made on the Zoning Map and the Record Book of Lot Classifications.

Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.

SPONSORED BY: COUNCILMAN MCALLISTER

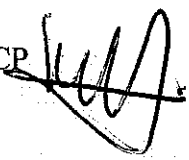
COMMITTEE: LAND USE



CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2009

MEMORANDUM

TO: Honorable Joseph J. Solomon, Council President
Warwick City Council Members
Lyn Pagliarini, City Clerk

FROM: William J. DePasquale, Jr. AICP
Planning Director 

DATE: November 17, 2017

SUBJECT: Intensification of Existing Use Recommendation
Assessor's Plat 236; Assessor's Lot: 48
3595 Post Road

APPLICANT: Nic Reuter
Picerne Real Estate Group

Project Scope

The Applicant is requesting an intensification of an existing use within an existing A-10 Planned District Residential (PDR) Overlay Zone. The existing parcel consists of (1) one 67.38 acre lot with 457 existing residential units (Cowesett Hills Apartments) and the Applicant is proposing an additional 48 residential units, for a total of 505 residential units, with less than required parking, in an A-10 Planned District Residential (PDR) Zoning District.

The development currently consists of 25 residential buildings containing 457 residential units; the Applicant is requesting an intensification of the existing approved use to add (2) two new buildings with 24 residential units, each building will consist of 12 one-bedroom and 12 two-bedroom units for a total of 48 new residential units.

Pursuant to the Warwick Zoning Ordinance (WZO) *Table I Section 103* the proposal is eligible for the PDR overlay intensification. Accordingly, the Applicant is also seeking a recommendation to the City Council for an intensification of the existing A-10 Planned District Residential (PDR) with the following waivers from the City Council:

- *WZO Section 308.2 (e) design standards, Less than required parking.*

At the October 11, 2017 regularly scheduled Planning Board meeting the Board found this proposed Zoning Amendment to be generally consistent with Article 1, "*Purposes and General Statements*" of the City's Development Review Regulations, and further found:

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements of the City's Development Review Regulations, and:

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 use found in the immediate vicinity is multifamily. Within a 200' radius of the subject property there are two multi-unit complexes, *RLL Properties, LLC* and *Hill Crest*. Beyond the consistency with area land use we also find 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;"*"

The Planning Department also finds this proposal 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.
 - B.) The natural characteristics of the land, including its suitability for use based on soil characteristics, topography, and susceptibility to surface or ground water pollution.

- 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. Promote a high level of quality in design in the development of private and public facilities.
- 103.11 Promote the implementation of the Warwick Comprehensive community plan, as amended.

Planning Department Recommendation

The Planning Department recommends forwarding a favorable recommendation to the City Council for the requested Intensification of the Existing Use with the following stipulations as integral to the zone change:

1. Subject to approval by the Planning Board of an acceptable landscape and screening plan to shield the proximate residential properties located along the northwest and western property lines. Said screening and landscaping plan shall be stamped and signed by a Registered Landscape Architect, as part of the Preliminary Application to the Planning Board.
2. Subject to Planning Board approval of satisfactory mitigation measures design to address the concerns of the neighborhood as articulated at the Planning Board mandated (master plan hearing) community meeting held on November 1, 2017.
3. That the Applicant shall receive Preliminary and Final Approval from the City of Warwick Planning Board.
4. That any further intensification shall require City Council Approval.

**PETITION REQUESTING AN AMENDMENT TO THE ZONING
ORDINANCE OF THE CITY OF WARWICK**

To the Honorable City Council of Warwick:

Respectfully represent: Cowesett Hills Apartments, LLC c/o Picerne Real Estate Group

who furnishes the following information in connection with (his-her) request for an
Amendment to the Zoning Law.

Amendment to the Zoning Law:

1. Ownership of Premises: Cowesett Hills Apartment, LLC c/o Picerne Real Estate Group
(Name)
75 Lambert Lind Highway
(Address)
Warwick, RI 02886

(Furnish name of title owner of property and address of owner)

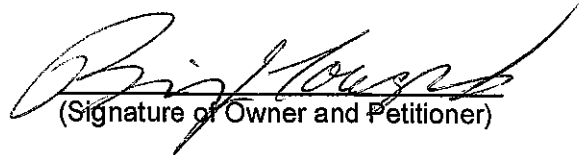
2. Description of Premises: Plat No. 236 Lot (s) 48
Street Cowesett Hills Drive
Ward 7

(Furnish Address, Assessor's Plat and Lot Numbers, and Ward number that property is in)

3. Present Zoning Classification: A-10/PDR
4. Zoning Change Requested A-10/PDR w/a waiver for less than required parking
5. Reasons for Proposed Change: Requesting waiver for less than required parking
Parking use Multi-Family (Sec 308.2(E)) requires 2.5 spaces per units
Expansion of use by 48 units; waiver requested for 2.0 parking spaces per unit

WHEREFORE, it is respectfully requested that the Zoning Law be amended by changing
the Zoning Classification of the above-described premises from _____
to _____

Respectfully submitted,

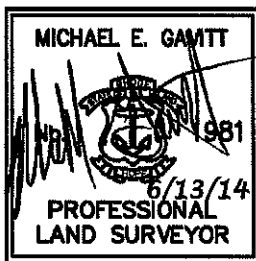

(Signature of Owner and Petitioner)

Surveyor's Certificate

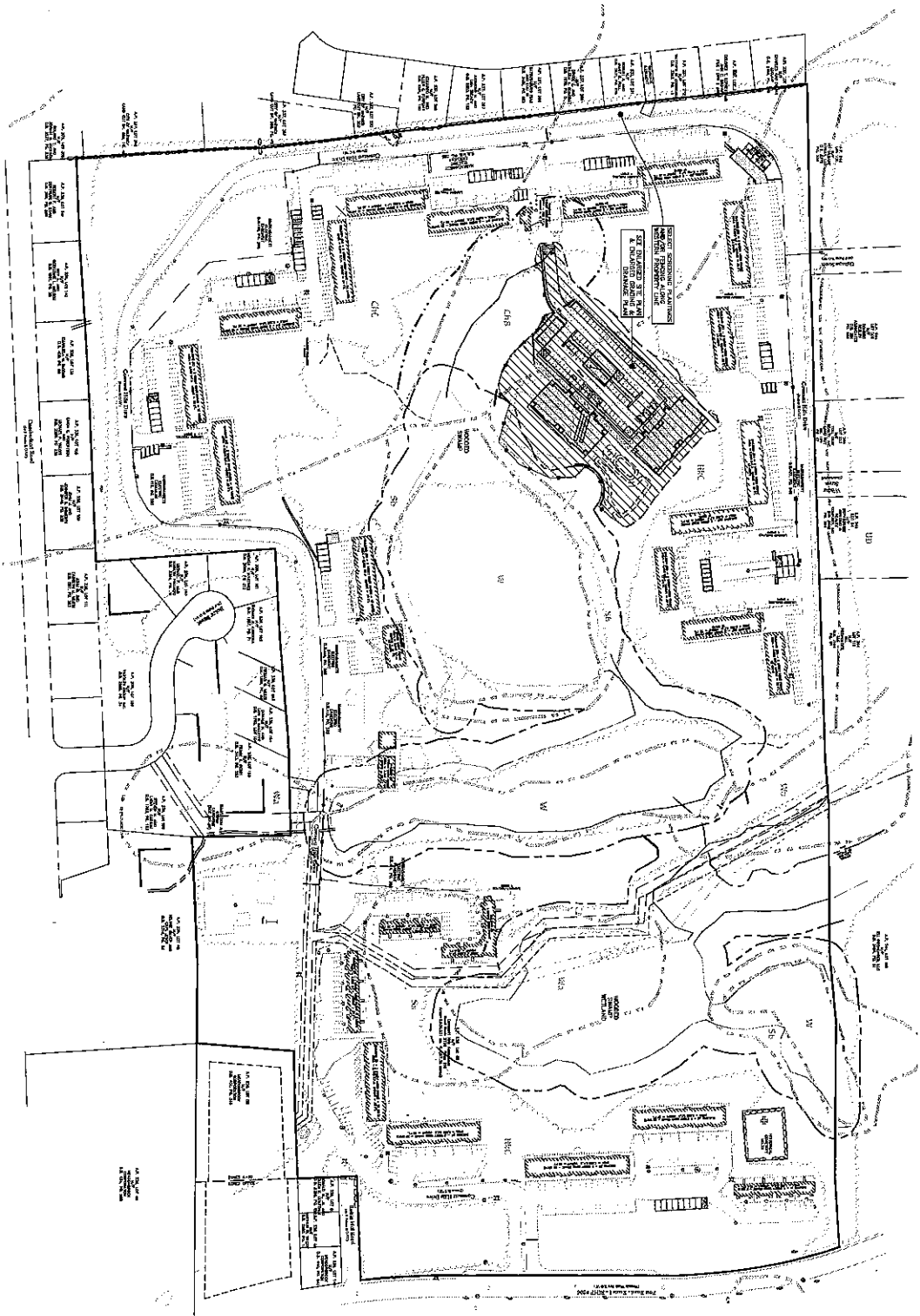
The undersigned, being a registered surveyor of the State of Rhode Island certifies to (i) John Hancock Life Insurance Company (U.S.A.), its parent, affiliates, and their successors and assigns, (ii) STEWART TITLE GUARANTY COMPANY and (iii) COWESETT HILLS APARTMENTS, LLC as follows:

1. This map or plat and the survey on which it is based were made in accordance with (i) the John Hancock Life Insurance Company (U.S.A.) Survey Requirements, dated February 23, 2011, and (ii) the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011 and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 18, 19, 20 & 21 [\$2,000,000.00 Liability Insurance Policy] of Table A thereof. The field work was completed on April 30 & May 5, 2014.
2. The survey was made on the ground by an instrument survey on April 30 & May 5, 2014 by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property and any other matters situated on the subject property.
3. There are no party walls and no observable, above-ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements or rights-of-way or (b) by the improvements on any adjoining properties, streets or alleys upon the subject property, except as shown on the Survey.
4. The location of each easement, right-of-way, servitude and other matter (above or below ground) affecting the subject property and (a) listed in the title insurance commitment ("Title Commitment") no. dated April 25, 2014, issued by Stewart Title Guaranty Company with respect to the subject property or (b) apparent from a visual inspection has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located has been plotted on the survey. If the easement has not been plotted, there is a statement as to why not, as well as whether the item affects the property and if so, what portion. The property shown on the survey is the property described in the Title Commitment.
5. The Property has direct access to and from a publicly used and maintained street or highway.
6. The subject property does not serve any adjoining property for visible subsurface drainage structures, visible water courses, utilities, structural support or ingress or egress, except as shown on survey (specifically the streams related to the onsite pond flowing offsite and the sewer easement that crosses the subject parcel).
7. Except as shown on the survey, no portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map as defined by the Federal Emergency Management Agency. If applicable, the survey correctly delineates the portion of the property located in a Special Flood Hazard Area and indicates the zone designation of any area shown as being within a Special Flood Hazard Area.
8. Except as shown on the survey, there are no observed wetlands located on the property.
9. The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

"ALTA/ACSM Land Title Survey - Cowesett Hills Apartments Assessor's Plat 236 Lot 48, 3595 Post Road, Warwick, Rhode Island." Plan by DiPrete Engineering dated August 29, 2001 last revised June 11, 2014.



Registration No. 1981
within the State of Rhode Island
Date of Survey: August 29, 2001
Date of Last Plan Revision: June 11, 2014.



Overall Site Plan
Cowesett Hills Apartment Expansion
 5595 Platt Road, Warwick, Rhode Island 02886

Applicant:
Picrme Real Estate Group
 75 Lambert Road, Warwick, RI 02886
 Tel: 402-772-3300

Scale: 1" = 50'-0"

Sheet 7 of 9

This regulatory submission set shall not be used for construction purposes unless stamped, issued for "Construction" and signed by a Diprete Engineering representative.

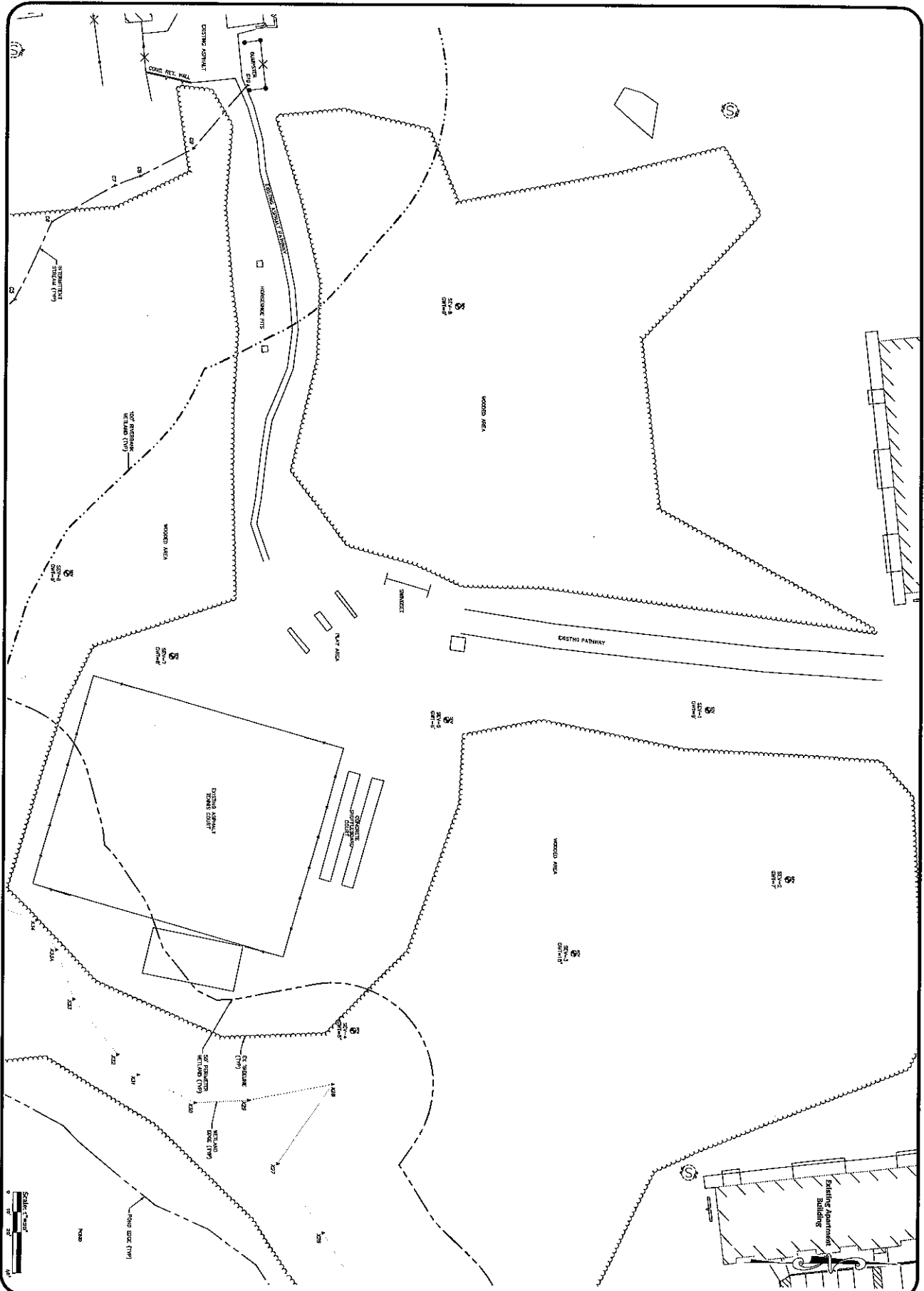
The contractor is responsible for all of the means, methods, safety precautions and requirements, and other performance in the implementation of this plan and design.

Drawn By: R.B.S. Design By: R.B.S.



Diprete Engineering
 Two Stafford Court, Cranston, RI 02909
 Tel: 401-943-1000 Fax: 401-943-6000 www.diprete.com

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Enlarged Existing Plan
Cowesett Hills Apartment Expansion
 3395 Post Road, Warwick, Rhode Island 02886

Prepared by:
Picirone Real Estate Group
 75 Lombard Lind Highway, Warwick, RI 02806
 401.921.7212

1	1/23/2017	Initial Submission	1/23
2	2/1/2017	Revised Submission	2/1
3	2/15/2017	Final Submission	2/15
4	2/15/2017	Final Submission	2/15

Drawn By: R.B.S. Design By: R.B.S.

This regulatory submission set shall not be used for construction purposes unless stamped "Issued for Construction" and signed by a DPRE Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and clearances in the implementation of this plan and design.

DIPrete Engineering
 Two Stafford Court, Cranston, Rhode Island
 401.921.8000 Fax: 401.921.6000 Email: info@dipte.com

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Development Data:

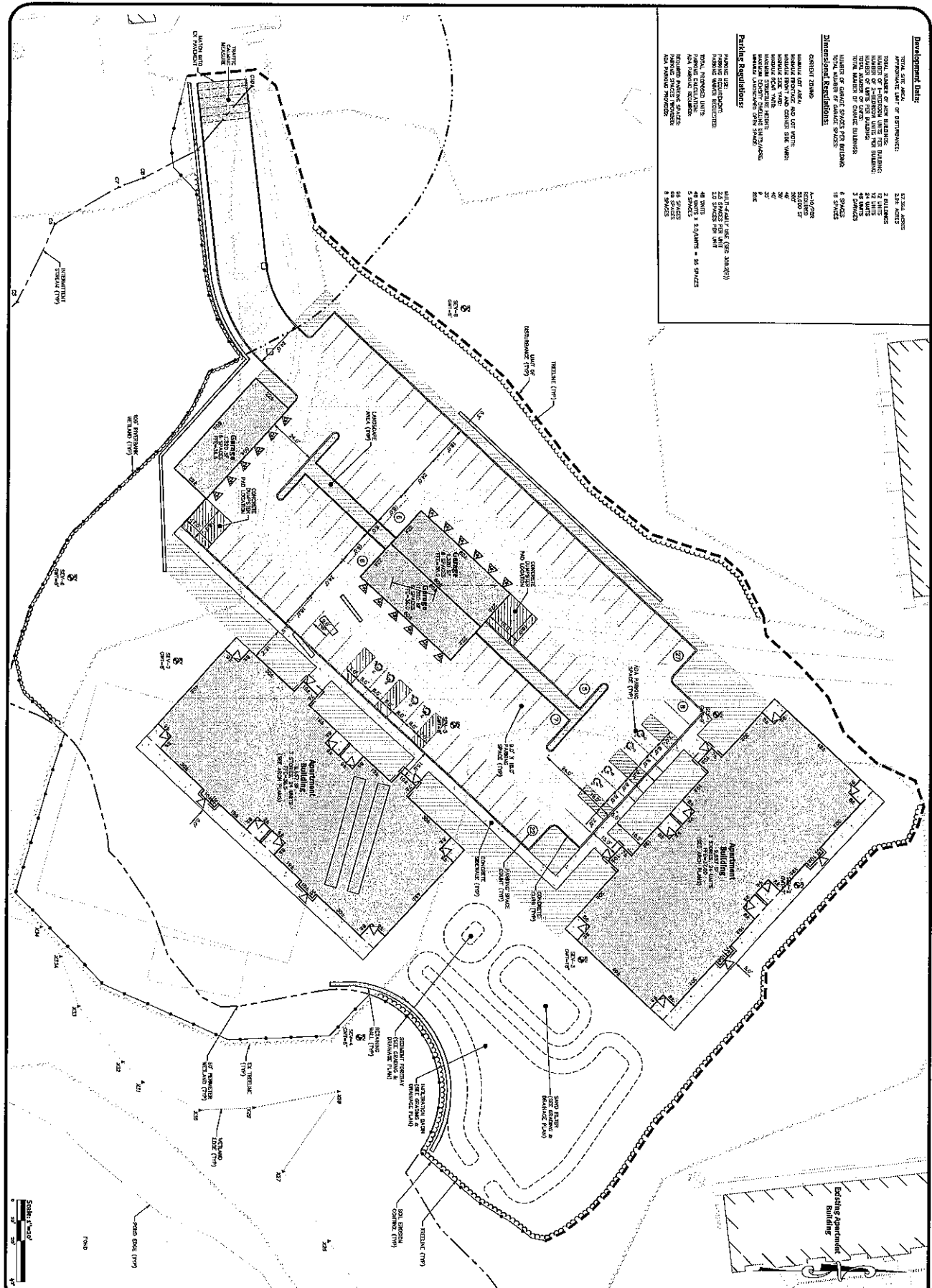
TOTAL SITE AREA:	5334 ACRES
APPROXIMATE SHARE OF DISTRICT:	2.8% ACRES
TOTAL NUMBER OF NEW RESIDENCES:	210 RESIDENCES
NUMBER OF CHILDREN UNDER 18 YEAR OLD:	12 CHILDREN
TOTAL NUMBER OF VEHICLES (RESIDENTIAL):	54 VEHICLES
TOTAL NUMBER OF OFFICE BUILDINGS:	9 OFFICES
NUMBER OF OFFICE SPACES PER BUILDING:	15 SPACES
TOTAL NUMBER OF OFFICE SPACES:	135 SPACES

Dimensional Restrictions:

MINIMUM LOT AREA:	6000 SQ. FT.
MINIMUM FRONT SETBACK:	20 FT.
MINIMUM SIDE SETBACK:	5 FT.
MINIMUM REAR SETBACK:	5 FT.
MINIMUM LOT WIDTH:	100 FT.
MINIMUM LOT DEPTH:	100 FT.

Particular Regulations:

MAXIMUM BUILDING HEIGHT:	45 FT.
MAXIMUM NUMBER OF STORIES:	4
MAXIMUM NUMBER OF UNITS PER LOT:	40 UNITS
MAXIMUM NUMBER OF OFFICE SPACES PER LOT:	22 SPACES
MAXIMUM NUMBER OF OFFICE SPACES PER ACRE:	5 SPACES
MAXIMUM NUMBER OF OFFICE SPACES PER 1/4 ACRE:	5 SPACES
MAXIMUM NUMBER OF OFFICE SPACES PER 1/2 ACRE:	5 SPACES
MAXIMUM NUMBER OF OFFICE SPACES PER 3/4 ACRE:	5 SPACES
MAXIMUM NUMBER OF OFFICE SPACES PER 1 ACRE:	8 SPACES



Enlarged Proposed Plan
Cowesett Hills Apartment Expansion
 3195 Post Road, Warwick, Rhode Island 02886

Picirone Real Estate Group
 75 Lambert Line Highway, Warwick, RI 02886
 Tel: 401-959-3100

Scale: 1" = 10'

This regulatory submission set shall not be used for construction purposes unless it is stamped and signed by a Professional Engineer representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and other compliance in the implementation of this plan and design.

Drawn by: P.D.S. Design by: R.B.S.

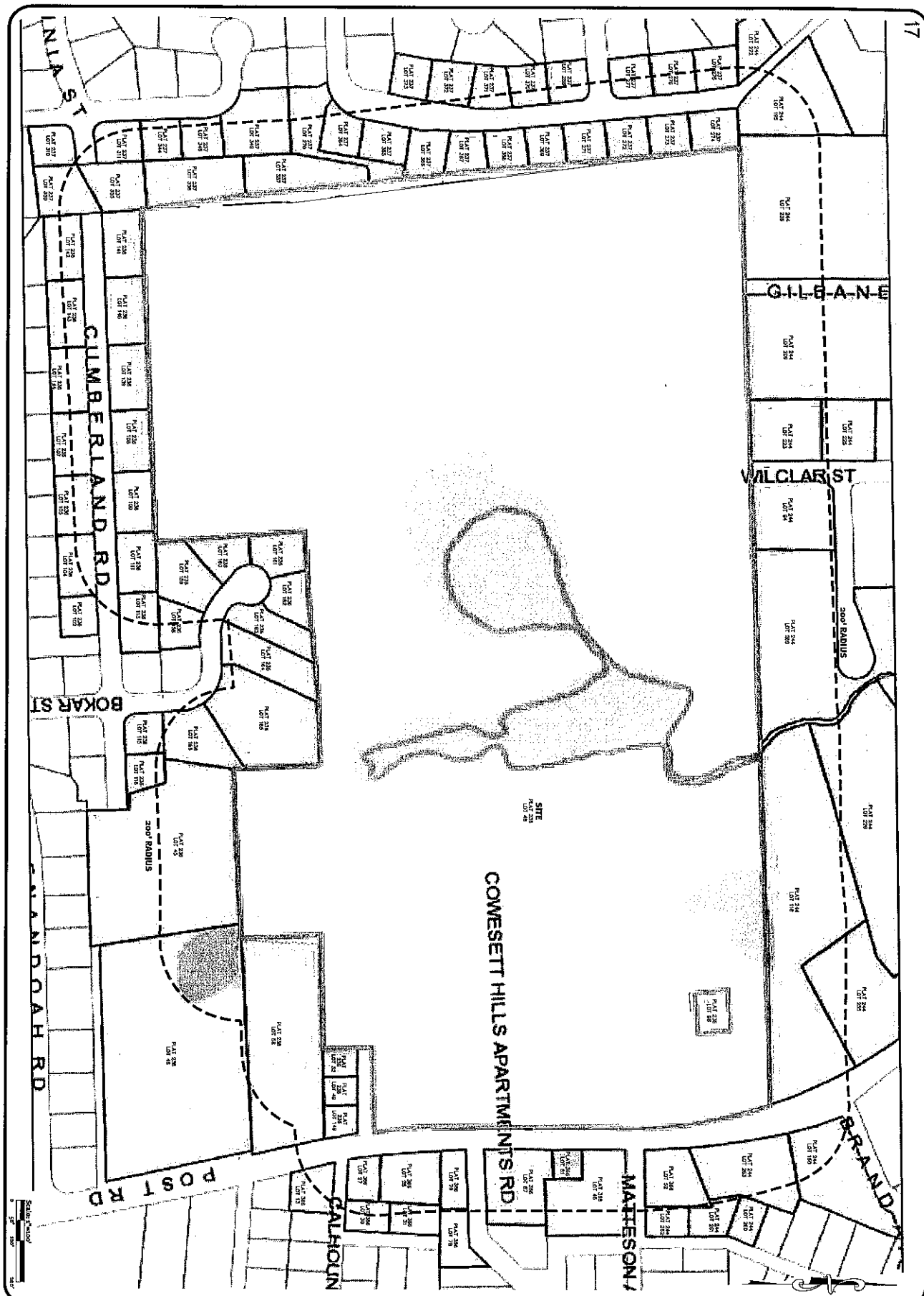
APPROVED FOR CONSTRUCTION

PAUL D. SMITH, P.E.

DiPrete Engineering

115 Stratford Court, Cranston, RI 02910
 Tel: 401-963-0000 Fax: 401-964-6006 www.dipreteeng.com

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200ft Radius Map
Cowesett Hills Apartment Expansion
 Warwick, Rhode Island

Project:
Picrme Real Estate Group
 75 Lambert Lind Highway, Warwick, RI 02886
 401-922-3300

Author:	Jose P. Sanchez	DATE:	1/16/17
Drawn:	Jose P. Sanchez	DATE:	1/16/17
Checked:	Jose P. Sanchez	DATE:	1/16/17
Design:	A.B.S.	DATE:	1/16/17

This regulatory submission set shall not be used for construction purposes unless stamped "Issued for Construction" and signed by a Dipe Engineering representative.

The contractor is responsible for all of the means, methods, safety, precautions and requirements, and OSHA compliance in the implementation of this plan and design.

DIPrete Engineering

Two Stafford Court, Cranston, RI 02910
 Tel: 401-943-9000 Fax: 401-943-6006 mme@diprete.com

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Abutter's List
AP 236 Lot 48
Warwick, RI
Prepared on: 11-6-2017
Verified on:

AP	Lot	Abutter
236	045	Helayne Silver & Carl Jeser 3703 Post Road Warwick, RI 02886
236	046	Brookside Apartments c/o Picerne Real Estate Group 75 Lambert Lind Hwy Warwick, RI 02886
236	049	Arthur H Wilcox 10 Robin Hill Road Warwick, RI 02886
236	052	Daniel P Lachance Jr & Nicole M Lachance 18 Robin Hill Road Warwick, RI 02886
236	98	Susan Cabeceiras City of Warwick Planning Department 3275 Post Road Warwick, RI 02886
236	102	Donna A Valentine 138 Cumberland Road Warwick, RI 02886
236	104	Antonio Gomes 150 Cumberland Road Warwick, RI 02886
236	105	Ernest E Widergren & Marilyn A Widergren 160 Cumberland Road Warwick, RI 02886
236	107	Eric J Brewster & Sherry A Brewster 180 Cumberland Road Warwick, RI 02889
236	108	Linda E Robinson & Michael P Valois 185 Cumberland Road Warwick, RI 02886

236	109	Stephanie Karen Henchy & Karen J Henchy 161 Cumberland Road Warwick, RI 02886
236	111	David S. Harkins 149 Cumberland Road Warwick, RI 02886
236	113	Kenneth J Hopkins Jr & Cristina E Hopkins 135 Cumberland Road Warwick, RI 02886
236	162	Thomas R Cardoso & Linda A Cardoso 4 Bokar Street Warwick, RI 02886
236	149	Meadowbrook Corp 75 Lambert Lind Highway Warwick, RI 02886
236	160	Michael F Palumbo & Marilyn Palumbo 7 Bokar Street Warwick, RI 02886
236	141	Kenneth A Hogan Sr & Donna F Hogan 235 Cumberland Road Warwick, RI 02886
236	163	Thomas C Willis Trustee Thomas C Willis Revocable Trust 10 Bokar Street Warwick, RI 02886
236	164	Nathaniel & Caitlen Dion 24 Bokar Street Warwick, RI 02886
236	165	Brian R & Jennifer A Mulcahey 30 Bokar Street Warwick, RI 02886
236	166	Elizabeth M. Webb 44 Bokar Street Warwick, RI 02886
236	144	Phillip L Tillett &Cristina M Tillett 196 Cumberland Road Warwick, RI, 02886

236	140	Geraldine L Nelson 215 Cumberland Road Warwick, RI 02886
236	139	Michael P & Brenilda Byrnes 195 Cumberland Road Warwick, RI 02886
236	161	Nenita S Martinez & Antonio B Martinez 1 Bokar Street Warwick, RI 02886
236	143	Robert L Whritenour 216 Cumberland Road Warwick, RI 02886
236	142	John R Pagliarini & Lyn A Pagliarini 230 Cumberland Road Warwick, RI 02886
236	058	Picerne Commercial Pool LLC c/o Picerne Real Estate Group 75 Lambert Lind Highway Warwick, RI 02886
236	115	Avis Gunther-Rosenberg Trustee Alan G Rosenberg Trustee 111 Cumberland Road Warwick, RI 02886
236	158	Margaret M Gardiner 23 Bokar Street Warwick, RI 02886
236	159	Michael A Powers & Donna A Della Porta 15 Bokar Street Warwick, RI 02886
236	116	Michael L Gershon & Linda A Gershon 99 Cumberland Road Warwick, RI 02886
237	344	Dorothea A Bonenfant 44 Sturbridge Road Warwick, RI 02886
237	356	Dorothea A Bonenfant 44 Sturbridge Road Warwick, RI 02886

237	359	Steven M & Susan S Rottenberg 240 Cumberland Road Warwick, RI 02886
237	364	Precision Home Builders Inc 50 Hyde Street Cranston, RI 02920
237	365	Norbert W & Diane M Elsdorfer 250 Boulder View Drive Warwick, RI 02886
237	270	City of Warwick 3275 Post Road Warwick, RI 02886
237	274	Michael E Keating & Jillian A Cannone 180 Boulder View Drive Warwick, RI 02886
237	275	Christopher L & Todd R Martin 177 Boulder View Drive Warwick, RI 02886
237	276	Michael J Deangelis Trust - 1998 821 North Grand Street West Suffield , CT 06093
237	277	Barry D and Deanna M Flinn 5 Wampum Drive Warwick, RI 02886
237	288	William G & Jean M Lutynski 6 Wampum Drive Warwick, RI 02886
237	367	Raymond M & Lisa Treacy 230 Boulder View Drive Warwick, RI 02889
237	310	Brian D & Diane M Pendergast 74 Sturbridge Drive Warwick, RI 02886
237	272	Cathy & David R Kennedy 200 Boulder View Drive Warwick, RI 02886

237	369	Bruce E & Kathleen A Kundrat 214 Boulder View Drive Warwick, RI 02886
237	372	Richard & Barbara Roland 243 Boulder View Drive Warwick, RI 02886
237	371	Jonathan Andersen 229 Boulder View Drive Warwick, RI 02886
237	357	City of Warwick 3275 Post Road Warwick, RI 02886
237	366	Eduardo M & Helen C Ferreira 240 Boulder View Drive Warwick, RI 02886
237	349	City of Warwick 3275 Post Road Warwick, RI 02886
237	271	Vincent A Marengi 210 Boulder View Drive Warwick, RI 02886
237	345	Ronald J & Antonia A Croce 34 Sturbridge Drive Warwick, RI 02886
237	355	Giuseppe Ciotti & Jennifer Carlson 51 Zinnia Street Warwick, RI 02886
237	368	Jennifer L Luca & Thomas J. Luca, Jr 220 Boulder View Drive Warwick, RI 02886
237	373	Precision Home Builders Inc 50 Hyde Street Cranston, RI 02920
237	311	The Brown Family Trust 56 Sturbridge Drive Warwick, RI 02886

237	273	Robert, Debra & Jason Pjojian 190 Boulder View Drive Warwick, RI 02886
237	370	Matthew S & Deborah A Nisbet 223 Boulder View Drive Warwick, RI 02886
244	195	Angela M Barnes 160 Drum Rock Avenue Warwick, RI 02886
244	255	Hillcrest at Apponaug LLC 196 Airport Road Warwick, RI 02889
244	116	RLL Properties LLC 196 Airport Road Warwick, RI 02889
244	223	Drum Rock LLC 45B Wilclar Street Warwick, RI 02886
244	269	Dawn Lane Developers LLC 612 Greenwich Avenue Warwick, RI 02886
244	094	Forty Four Wilclar LLC c/o Delta Mechanical Cont 44 Wilclar Street Warwick, RI 02886
244	225	Parkway Realty Inc PO Box 1220 Warwick, RI 02886-1220
244	226	RLL Properties LLC 196 Airport Road Warwick, RI 02889
244	209	Donbro Realty Associates c/o Robert Buco 235 Wilbur Avenue Cranston, RI 02921
244	260	Randy J Funicelli 113 Harrop Avenue Warwick, RI 02886

244	263	OTO Properties LLC 3520 Post Road Warwick, RI 02886
244	236	Vishay EFI Inc 111 Gilbane Street Warwick, RI 02886
244	262	Jason H & Lori A Sutcliff 23 Matteson Ave Warwick, RI 02886
244	272	Luigi R & Lisa M Castelli 151 Drum Rock Ave Warwick, RI 02886
244	160	Thirty Four Eighty Post Road LLC 19 Humphreys Road Barrington, RI 02806
244	261	Edward Allen Payne & Jennifer L Payette 121 Harrop Avenue Warwick, RI 02886
244	269 A1	Dawn Lane Developers LLC 612 Greenwich Ave Warwick, RI 02886
244	269 A2	Dawn Lane Developers LLC 612 Greenwich Ave Warwick, RI 02886
244	269 A3	Dawn Lane Developers LLC 612 Greenwich Ave Warwick, RI 02886
244	269 A4	Dawn Lane Developers LLC 612 Greenwich Ave Warwick, RI 02886
244	269 B1	Dawn Lane Developers LLC 612 Greenwich Ave Warwick, RI 02886
244	269 B2	Dawn Lane Developers LLC 612 Greenwich Ave Warwick, RI 02886

244	269 B3	Dawn Lane Developers LLC 612 Greenwich Ave Warwick, RI 02886
244	269 B4	Dawn Lane Developers LLC 612 Greenwich Ave Warwick, RI 02886
244	269 C1	Toral Properties LLC Building C #1 10 Dawn Lane Warwick, RI 02886
244	269 C2	Toral Properties LLC Building C #2 10 Dawn Lane Warwick, RI 02886
244	269 C3	Toral Properties LLC Building C #3 10 Dawn Lane Warwick, RI 02886
244	269 C4	Toral Properties LLC Building C #4 10 Dawn Lane Warwick, RI 02886
244	269 D1	Dawn Lane Developers LLC 612 Greenwich Ave Warwick, RI 02886
244	269 D2	Dawn Lane Developers LLC 612 Greenwich Ave Warwick, RI 02886
244	269 D3	Dawn Lane Developers LLC 612 Greenwich Ave Warwick, RI 02886
244	269 D4	Dawn Lane Developers LLC 612 Greenwich Ave Warwick, RI 02886
366	027	Michael & Renee Moriarty 126 Farm Drive Cumberland, RI 02864

366	028	Howard J Clift III 3626 Post Road Warwick, RI 02886
366	030	Hope Amaral 41 Calhoun Avenue Warwick, RI 02886
366	031	Michael J Dennett & Kimberly M. Hastings Kimberly M Hastings 15 Glass Street Warwick, RI 02886
366	067	SANAPP Properties LLC 429 Cedar Avenue East Greenwich, RI 02818
366	013	Cowesett Animal Hospital LTD 50 Calhoun Avenue Warwick, RI 02886
366	046	Arias Maximo Settlor Trustee Dolores M Arias Trustee 3576 Post Road Warwick, RI 02886
366	079	MLW and RAL LLC 3616 Post Road Warwick, RI 02886
366	078	Craig J Nazareth 24 Clyde Avenue Warwick, RI 02886
366	052	Arthur & Lynne Lafazia 155 Castle Rocks Road Warwick, RI 02886
366	061	Susan Cabeceiras City of Warwick Planning Department 3275 Post Road Warwick, RI 02886



CITY OF WARWICK
OFFICE OF THE CITY CLERK
3275 POST ROAD
WARWICK, RHODE ISLAND 02886
TEL. (401) 738-2000, ext. 6214
FAX (401) 732-7640

SCOTT AVEDISIAN
MAYOR

JUDY WILD
CITY CLERK

TO: Patricia Reynolds - Historic District Commission
Susan Cabeceiras Land Trust (open space only) and Wildlife & Conservation
Commission Chairman, Historical Cemeteries Commission
Al DeCorte-Building Official
Kyla Jones - Tax Collector
Eric Earls - DPW Engineering
Chief McLaughlin -Fire Department
Janine Burke - Sewer
Christopher Celeste - Tax Assessor
Dan O'Rourke - Water Division Chief
Col. Stephen McCartney -Police

FROM: Lyn Pagliarini Acting City Clerk

Date: November 17, 2017

Subject: Zone Change Application

Subject: Zone Change/Major Sub/Land Development/Cowesett Hills Expansion

Name of Applicant: Cowesett Hills Apartment, LLC

Plat: 236

Lot: 48

Address: Cowesett Hills Drive

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Comments: *No Comment*

Date: 11/20/17

Director's signature: *Kyla Jones*

For use by Tax Assessor/Collector and Planning Director only (if applicable):

Assessed value of property: _____ Annual taxes: _____

Appraised value of property: _____

DAVID PICOZZI
DIRECTOR OF PUBLIC WORKS



SCOTT
AVEDISIAN
MAYOR

CITY OF WARWICK
DEPARTMENT OF PUBLIC WORKS
925 SANDY LANE • WARWICK, RHODE ISLAND 02889
TEL (401) 738-2003 • FAX (401) 732-5208

TO: William DePasquale, Director of Planning

FROM: Eric Hindinger, DPW Engineering

DATE: 17 July 2017

RE: Cowesett Hills Apartments Expansion (WDPW No. 17-023)
3595 Post Road
Master Plan - Major Land Development
AP 236 / Lot 48

This office has reviewed the Master Plan submission for the Major Subdivision of the referenced project and has the following comments:

1. All plans submitted must comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island Effective Date: November 25, 2015".
2. The design for the Stormwater Collection system must meet the requirements of the Rhode Island Stormwater Design and Installation Standards Manual, December 2010. The Property Owner shall be responsible for the operation and maintenance of the stormwater collection system.
3. An Operation and Maintenance Plan for the proposed stormwater collection system must be included in the Preliminary submission to the Planning Department.
4. All state permits, including but not limited to RI DEM and RI DOT Physical Alteration Permit, must be obtained prior to Preliminary Plan submission.

Please call me @ 738-2003 if you have any questions regarding this memorandum.

Note that these comments are from the Engineering Division of the Department of Public Works. Other City Departments may have comments referring to this submission. Please check with the necessary agencies to ensure that all required elements have been satisfied prior to proceeding further. The DPW reserves the right to revise or revoke our comments or opinions in the event that subsequent examination reveals any data indicated on any plan, form, sketch, etc. to be incorrect or additional information is introduced that necessitates revisions.

CC: Eric Earls, City Engineer
Marcus Channell, City Surveyor



CITY OF WARWICK
OFFICE OF THE CITY CLERK
3275 POST ROAD
WARWICK, RHODE ISLAND 02886
TEL.(401) 738-2000, ext. 6214
FAX (401) 732-7640

SCOTT AVEDISIAN
MAYOR

JUDY WILD
CITY CLERK

TO: Patricia Reynolds - Historic District Commission
Susan Cabeceiras - Land Trust (open space only) and Wildlife & Conservation
Commission Chairman, Historical Cemeteries Commission
Al DeCorte-Building Official
Kyla Jones - Tax Collector
Eric Earls - DPW Engineering
Chief McLaughlin -Fire Department
Janine Burke - Sewer
Christopher Celeste - Tax Assessor
Dan O'Rourke - Water Division Chief
Col. Stephen McCartney -Police

FROM: Lyn Pagliarini Acting City Clerk

Date: November 17, 2017

Subject: Zone Change Application

Subject: Zone Change/Major Sub/Land Development/Cowesett Hills Expansion

Name of Applicant: Cowesett Hills Apartment, LLC

Plat: 236
Lot: 48
Address: Cowesett Hills Drive

Please review and comment on the attached application and return to the Clerk's office no later than **November 22, 2017**. Your comments are required so that the City Council may consider this application on **December 18, 2017**. Should you have "no comment" on the attached plan, you are still required to sign off on this memo with a notation that your department does not have any concerns with the application.

Comments: *no objection*

Date: 11/20/17
Director's signature: *Susan Cabeceiras*

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Comments: The WSA has no issues with the proposed zone change.

Date:

11/20/17

Director's signature:

Janine Burke-Wells

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SCOTT AVEDISIAN
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 Commission Chairman, Historical Cemeteries Commission
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Comments: *No concerns from Fire Department*

Date: 11/17/17
 Director's signature: *Joe M. H.*

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Comments: *ASSESSOR'S HAS NO COMMENTS*

Date:

11-17-17

Director's signature:

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Comments:

No Comments

Date: November 22, 2017

Director's signature: Sue Baker for Historic District Commission

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SCOTT AVEDISIAN
MAYOR



ALFRED T. DeCORTE
DIRECTOR & BUILDING OFFICIAL

CITY OF WARWICK
BUILDING DEPARTMENT

3275 POST ROAD • WARWICK, RHODE ISLAND • 02886-7152
Tel (401) 738-2007 • Fax (401) 732-5071

MEMORANDUM

To: Lidia Cruz-Abreu, Planning

From: Alfred DeCorte, Director & Building Official, Building Department
ADD

Date: July 26, 2017

Subject: Review/Comments to Planning Board

Project: **Major Sub/Land Development/Cowesett Hills Expansion/Master Plan
Assessor's Plat 236, Lot 48
Post Road**

This office has no issues/comments at this time, but reserves the right to comment in the future.



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SCOTT AVEDISIAN
 MAYOR

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Comments:

Date: 11/18/2017
 Director's signature: Col. Stephen M. McCartney

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July 14, 2017

Nicole M. W. Riley, P.E., LEED, A.P.
DiPrete Engineering
Two Stafford Court
Cranston, RI 02920

Re: Cowesett Hills Expansion
Post Road, Warwick

Dear Ms. Riley:

We have received your request for comment concerning the above referenced development. As you are aware, in order for us to provide comments concerning additional water supply to meet the needs of the apartment complex expansion the Kent County Water Authority requires a complete application submission as outlined Part III of the Kent County Water Authority Rules & Regulations. Review of our records concerning this complex reveal that a containment backflow preventer as outlined in the Rhode Island General Laws, Rhode Island Department of Health Rules & Regulations, and the Kent County Water Authority Rules & Regulations does not currently exist. Installation of a Reduced Pressure Zone (RPZ) backflow preventer for the master meter will be required as part of the design. The RPZ backflow device must be installed above grade in a hotbox configuration.

The Kent County Water Authority is currently in the process of notifying all of its commercial and industrial customers of the requirement for compliance for the installation of containment backflow devices. It is anticipated that the mailing for Warwick customers will be sometime within the next few weeks, so the installation of the containment RPZ backflow device would be required regardless of whether or not the Cowesett Hill Apartment expansion receives approval.

Please feel free to call should you have any questions regarding this matter.

Very truly yours,
Kent County Water Authority



John Duchesneau
Director of Technical Services

JD/ym

PO Box 192
West Warwick, RI 02893-0192
401-821-9300
www.kentcountywater.org