



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

December, 2022

RE: Assessor's Plat 268, Assessor's Lot 305
Williamsburg Drive/Jefferson Boulevard

The following is the decision on your application for Master Plan Approval of a Major Land Development Project as heard by the Warwick Planning Board at the regularly scheduled meeting held on December 14, 2022.

The Applicant is proposing to construct a Pet Lodge/Kennel and Veterinary Hospital on the property. The pet lodge includes an office and administration building with both an indoor building and an outdoor recreational area and a separate building for the Veterinary Hospital. A full access driveway is proposed off Williamsburg Drive and an egress driveway (right turn only) is proposed for Jefferson Boulevard. Primary ingress/egress to be through a two-way curb-cut on Williamsburg Drive, secondary, southbound only egress onto Jefferson Boulevard. The proposed use is allowed by-right in a General Industrial (GI) Zoning District.

After completion of the Public Informational Meeting, for which notice was served and a record was kept, the Warwick Planning Board taking into consideration its knowledge and expertise, and after considering all of the representations and presentations made at the Public Informational Meeting, found this proposal to be generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statements* of the City's Development Review Regulations, and Subdivision of Land, specifically, RIGL Sections 45-23-60, *Procedure – Required Findings*, as follows:

1. That the proposal is generally consistent with the *City of Warwick, Comprehensive Plan 2033*, or must satisfactorily address issues where there may be inconsistencies, as follows:
 - a. The proposal is consistent with *Chapter 1, Vision for the 21st Century Warwick* element which includes a commitment to a diversity of land uses to promote a strong, stable tax base.
 - b. *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."(4.20) The Applicant must incorporate appropriate measures to mitigate stormwater runoff, provide pretreatment and TSS removal, and other best management practices (BMP's) in order to maintain consistency with the Comprehensive Plan. In addition, the Applicant should explore design solutions that limit any filling required to construct the project in areas adjacent to the wetland buffer.

- c. *Chapter 4, Natural Resources* section of the Comprehensive Plan (4.10) identifies the Three Pond Brook system as a “*freshwater wetland of particular importance.*” Due to the Three Pond Wetland system being a habitat that supports rare species, specifically the Rhode Island Natural Heritage Program’s State-listed Sora Rail (*Porzana Carolina*).(4.16). To maintain consistency with the Comprehensive Plan, the applicant will need to consult with DEM staff managing the Natural Heritage Program, maintain appropriate wetland buffers and obtain required freshwater wetland permits. Low Impact Development (LID) Best Management Practices may be required by DEM to protect the wetland habitat.
 - d. Chapter 12, *Future Land Use, Zoning and Urban Design* includes a Policy “*Promote infill and redevelopment of blighted commercial or industrial properties and ensure that new commercial uses are compatible with the character of the surrounding area*” (12.31). The Applicant is proposing to discontinue the blighted, open-lot storage use that is currently located on the southeasterly corner of the lot and replace it with a modern, service use that is an amenity to residents. To maintain consistency with this element of the Comprehensive Plan, the open lot storage use will need to not only be discontinued, but also secured, restored and replanted as practical.
 - e. Chapter 12, *Future Land Use, Zoning and Urban Design* also includes a Policy of “*protecting and supporting existing residential neighborhoods by preventing commercial intrusion in to residential neighborhoods*” (12.30). The proposed Veterinary/ kennel service use is a much less intense use of the property than what could be/is allowed by-right in a General Industrial (GI) Zoning District. The use is somewhat complementary to the dense residential neighborhood located to the west of the property (Wethersfield Commons), as the kennel will be available to the residents that are in need of its services. The Applicant has also submitted an “Acoustical Study and Design Evaluation” conducted by Brooks Acoustic Corporation (Vernon, CT). The study concluded that “the proposed facility as designed for this site will be in compliance with the requirements of the City of Warwick Noise Ordinance, Section 40-13.” Finding the estimated sound levels to be well below the maximum permissible noise level of 60dBA at the property line and consistent with or below prevailing background sound levels in the area. The results of the acoustical study support an application that is found to be generally consistent with this element of the Comprehensive Plan.
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 General Industrial (GI) zoning district.
 - b. Table 1. Use Regulations in the Warwick Zoning Ordinance identifies Use Code 407: *Veterinary Establishment and Kennel*, as a use that is allowed by-right in a GI Zoning District.
 3. That there will be no significant negative environmental impact from the proposed development provided the applicant conforms to all conditions of approval and proposes appropriate mitigation measures in order to maintain consistency with the Comprehensive Plan in future review phases.

4. That the development, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable in consideration of the following:
 - a. The development, as proposed, is contained on a single lot (AP 268/ Lot 0305) and the Applicant has sufficiently demonstrated, at the Master Plan level of review, 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. The property fronts on Jefferson Boulevard and has access to a signalized light at the intersection of Williamsburg Drive and Jefferson Boulevard.

Based on the foregoing findings of fact, on a motion by Member, seconded by Member the Warwick Planning Board voted to adopt the above findings and grant Conditional Master Plan approval.

The Planning Board's approval included the following conditions of approval:

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 Preliminary 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. The design for the Stormwater Collection system must meet the requirements of the Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010.
4. The Stormwater Management Plan must address dog waste collection protocols to ensure the protection of the natural wetland resources.
5. That the site design for the Preliminary review phase include areas adequate for snow storage and/or develops a practical method of removal and disposal of snow.
6. That an Operation and Maintenance Plan for the proposed stormwater collection system be included with the Preliminary submission.
7. There shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.
8. An adequate number of fire hydrants spaced 300 feet apart and providing a minimum of 1000 GPM. Sprinklered buildings require a hydrant within 100 Ft. of the Fire Department Connection (FDC).
9. Prior to Preliminary Plan application, the Applicant shall submit a traffic circulation analysis detailing the impact on Williamsburg Drive and Jefferson Boulevard. The applicant shall discuss

with RIDOT, and permit if allowable, a design scenario that permits primary ingress to be directly from Jefferson Boulevard.

10. Prior to Preliminary Plan application, a RIDOT Physical Alteration permit is required or a letter from RIDOT stating that a Physical Alteration Permit (PAP) will be granted for the project provided necessary bonding, insurance, and any other requirements are met.
11. All other State permits including RIDEM freshwater wetland and stormwater permits must be obtained prior to the Preliminary phase submission.
12. That the Preliminary Plan submission shall include a closure, cleanup and replanting plan for the outdoor storage use currently located on the southern side of the property along Jefferson Boulevard. Plan shall include a fence or permanent landscape barrier along the southern boundary.
13. That the Applicant shall comply with all of applicable requirements of the Warwick Sewer Authority, including the Collection, Industrial/Commercial Pretreatment and Billing Departments.
14. That the Applicant shall, to the extent possible, work to improve the site design to minimize structure(s) and improvements proposed to be constructed over the existing Sewer easement (as recorded, Book 311 Page 127-130).
15. The site appears to have significant changes in elevation, proposed grading and/or filling must be carefully considered and designed to minimize impact to the adjacent wetland and associated habitat.
16. That the Preliminary Plan submission include a landscape plan prepared by a registered landscape architect that meets all requirements under Section 505 of the City's Zoning Ordinance and includes supplemental evergreen buffer plantings along the wetland buffer immediately to the south of the proposed structures.
17. That the Preliminary Plan submittal include a photometric site plan, and specifications for all exterior lighting. Site lighting shall be Dark Sky compliant, to the extent practicable. All exterior lighting and signage shall be designed to minimize negative impacts on neighboring residential and park properties. Glare from outdoor lights, signs, and from the movement of vehicles on site shall be shielded from the view of adjacent properties.
18. That the Preliminary Plan submittal shall include a signage plan, for all proposed tenants at that time, to include all sign locations, sizes, and styles. All signage shall be subject to approval by the Administrative Officer to the Planning Board and conform to the standards of the Warwick Zoning Ordinance, Section 800 or seek additional relief from the Zoning Board of Review.

Sincerely,

Philip Slocum, Chair
Warwick Planning Board