



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

DRAFT-March 14, 2024

Holden Development, LLC
144 Metro Center Boulevard-UNIT-F
Warwick, RI 02886

Subject: Assessor's Plat: 320, Assessor's Lot(s): 243

To Whom It May Concern:

The following is the decision on your application for a Preliminary Plan Approval of a Major Subdivision, located along 61 Hoxsie Avenue, Harmony Court, Anscot Court, and Dean Court, further identified as Assessor's Plat: 320; Assessor's Lots: 243, heard by the Warwick Planning Board at the regularly scheduled March 13, 2024, meeting for Preliminary Plan Approval. The applicant is proposing the development of 22 single-family dwellings, with a new street, in an A-7 Zoning District at the site of the former Randall Holden Elementary School.

After completion of the public hearing for which notice was served and a record 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 hearing, makes the following finding, that the development, as proposed, is 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 Statement* 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, which supports the protection of established residential neighborhoods, and is generally consistent with the existing neighborhood:
 - 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 proposed subdivision is in compliance with the standards and provisions of the City's Zoning Ordinance, specifically the A-7 Residential Zoning District and the City's Development Review Regulations.

3. That, the subdivision, as proposed, will have no significant negative environmental impact. The subdivision received RIDEM Approval, STW File NO. 23-159 and RIPDES NO. RIR102583.
4. That, the subdivision, 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. The subdivision received RIDEM Approval, STW File NO. 23-159 and RIPDES NO. RIR102583.
5. That the subdivision possesses adequate access along Hoxsie Avenue, Harmony Court, Anscot Court, Dean Court, and a proposed new street.
6. That the development, as proposed, will have access to Municipal Sewer and Water.

Should the Board seek favorable action, the Planning Department recommends the following stipulations:

Based on the foregoing findings of fact, the Board voted to adopt the Planning Department Finding's and Recommendation's and to grant Preliminary Plan Approval, 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 Surveyors, Effective November 25, 2015.
2. That the Applicant shall submit a Final Plan and Record Plat 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, but not be limited to:
 - Note the updated proposed name of the new street; Holden Court is not available for use, as there is an existing Holden Street in the City. Please coordinate with the Fire Marshal and the Engineering Division prior to final selection.
 - Detail location of proposed Fire Hydrant consistent the Fire Marshal/Fire Department requirements.
 - Note location of required Sewer Authority chimney bases to be installed. The Sewer Authority will not allow the use of existing V.C. laterals.
 - Note locations of existing abandoned streets on-site.
2. That the Developer/Property Owner shall provide the Planning Board details relative to the installation/location of proposed sidewalks.
3. That a Soil Erosion and Sediment Control Permit shall be obtained from the **Building Department, prior to commencement of any work on-site.** Soil erosion and sediment

control measures must be properly maintained throughout construction or replaced as necessary.

4. That, the Design Engineer shall 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 shall 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. That a Homeowner's Association shall be established for the operation and maintenance of the Stormwater Management System.
6. That the Department of Public Works, Property Owner, and Association shall be provided with the as-built plan and the Operation and Maintenance Plan for the Stormwater Management System.
7. That street lighting is not required, however, if the Developer/Property Owner/Association chooses to install street lights, the Developer/Property Owner/Association shall be responsible for the design and installation of the lighting and must coordinate with Rhode Island Energy. The Homeowners' Association shall be responsible for the usage-cost and the maintenance of the lighting in-perpetuity.
8. That, prior to recording of the Record Plat, the property owner shall provide written confirmation from the Sanitation Division regarding trash and recycling collection.
9. That prior to connection to the Sewer System, a connection permit shall be received for each individual unit-which shall conform to all WSA regulations and guidelines, an inspection shall be scheduled for each connection.
10. That upon a lot's connection to the sewer system, a sewer access charge will be levied on each unit. The sewer access charge is billed on an annual basis over twenty years.
11. 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 (22) twenty-two unit (s) to the City of Warwick for Recreational District 2, prior to the recording of the Final Record Plat.
12. That each building permit application shall be required a Class 1 survey depicting the actual footprint of the proposed dwelling. If fencing is proposed for corner lots 1, 8, 14, 15 and 22, the installation of fencing, wall, hedge, shrub, etc. shall comply with Section 304.7 Visibility of the Warwick Zoning Ordinance.

13. That prior to Final CO all landscaping and monumentation shall be installed, as noted on the Final Plan.

Sincerely,

Thomas Kravitz, Administrative Officer/Director
Warwick Planning Board

