

March 1, 2024

VIA HAND DELIVERY & E-MAIL

thomas.j.kravitz@warwickri.com

Mr. Thomas J. Kravitz, Planning Director
Warwick City Hall Annex
Sawtooth Annex Building
65 Centerville Road
Warwick, RI 02886

Re: Application of Safe Harbor Greenwich Bay, LLC for Major Land Development – Master Plan Approval; Recommendation for Zone Change; Recommendation for Street Abandonment; and Recommendation for Comprehensive Plan Amendment at 125 Wharf Road, Warwick, Rhode Island

Dear Mr. Kravitz:

As you know, this firm represents the applicant, Safe Harbor Greenwich Bay, LLC (Safe Harbor or Applicant), in the above matter. Safe Harbor's application came before the Planning Board for a public informational meeting on November 8, 2023. During the meeting, several members of the Board raised concerns regarding the preservation of existing wetlands and mature forested vegetation on the site if the Board approved Safe Harbor's request to change the zoning of the site to Waterfront Business.

As described by Safe Harbor during the public informational meeting, a marina has existed on this site since approximately the 1950s, and the marina's footprint has remained relatively unchanged since the 1980s. Safe Harbor, however, only acquired the property in 2017.

Since acquiring the property, Safe Harbor has undertaken several initiatives to improve the marina's facilities and upgrade the property for the betterment of the surrounding neighborhood. For example, Safe Harbor restored and improved access along the public right of way leading from Wharf Road to Warwick Cove. Safe Harbor also has engaged an environmental consultant to develop a coastal buffer management plan for the southeastern strip of the property abutting Warwick Cove. The plan will provide for the removal of invasive species, restoration of native coastal buffer, and proper maintenance of the coastal buffer going forward.

In short, Safe Harbor seeks to be a steward of the site's natural resources while at the same time providing excellent marina services to its customers. In this spirit, and in recognition of the Board's concerns, Safe Harbor submits this proposed amendment to its application.

Mr. Thomas J. Kravitz

March 1, 2024

Page 2

Safe Harbor proposes that, upon successful completion of the permitting outlined in its application, Safe Harbor will place a conservation easement on its property as shown in the accompanying plans. This conservation easement will cover nearly 4 acres and include a substantial portion of the wetlands on Safe Harbor's property south of Wharf Road. Additionally, the conservation easement will include all of Lots 301-303 abutting Glenco Road, converting these three buildable residential lots into a conservation area. The proposed conservation easement will provide greater protection to these vegetated areas than has existed at any prior time.

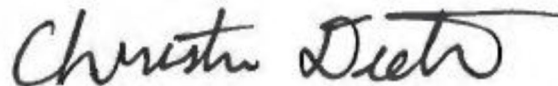
In support of this application amendment, Safe Harbor includes the following materials with this letter:

- Tab 17: Wetland Delineation Report – Greenwich Bay Marina – East Yard Warwick, Rhode Island, dated February 2024, prepared by GZA GeoEnvironmental, Inc.
- Tab 18: Revised Report Analysis prepared by Pimentel Consulting, Inc. for Proposed Boat Workshop associated with a Marina Operation and Boat Storage Yard; Major Land Development Project, Administrative Subdivision, Road Abandonment, Rezone and Comprehensive Plan Amendment – Flora Street (Abandonment), Glenco Road, and Wharf Road, Assessor's Plat 359 – Lot(s) 292-303, 305, 306, 555, and 556 (dated February 25, 2024);
- Tab 19: Recommended Easement Descriptions for Conservation Easements; and
- Tab 20: Civil Plan Set, full-size, totaling 19 sheets (not including the cover sheet), prepared by Waterman Engineering, dated February, 2024.

We have filed three (3) copies of this application supplement with city staff. At the request of the Planning Department, we also have sent PDF versions of the above documents via a secure file transfer.

Please let me know if you require any additional information. We look forward to presenting this update to the Board at the March 13, 2024 meeting.

Very truly yours,



Christine E. Dieter

cc: Daniel Geagan, Deputy Director Planning, City of Warwick
Beck Bennett, Regional Project Manager, Safe Harbor Marinas