

September 18, 2023

Mr. Thomas J. Kravtiz, 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. Kravtiz,

On behalf of Safe Harbor Greenwich Bay, LLC (the Applicant), and working with Waterman Engineering, we have prepared this project narrative to provide a general description of the proposed development of Assessors Plat 359, Lot 293 (the Development Parcel), as well as the plans for the surrounding area, on Wharf Road in Warwick, Rhode Island.

The Applicant's proposal consists of five phases of review by the Warwick Planning Board (the Board). First, the proposal will require review by the Board as a Major Land Development. The Applicant has proposed the development of a 15,000 – 20,000 square foot boat workshop on currently vacant land on the Development Parcel. This project narrative and accompanying documents (Tabs 2 and 3 and the civil plan set at Tab 12) constitute the Applicant's application to the Board for Master Plan Approval.

Second, the Applicant seeks a recommendation for zone change to the City Council. Currently, there are contiguous lots owned by the Applicant that are zoned Waterfront Business (WB), Residence A-7 (A-7), and Residence A-40 (A-40). The Applicant seeks to rezone the A-7 and A-40 parcels to the WB Zoning District. The Applicant has filed its request for recommendation on the zone change concurrently with its application for Master Plan Approval (Tabs 4, 5, and 12). A list of the lots affected by the proposed zone change is attached to the Petition Requesting an Amendment to the Zoning Ordinance (Tab 4).

Third, the Applicant also seeks a recommendation to the City Council for the Abandonment of an undeveloped right of way commonly known as Flora Street. The Applicant has filed its request for recommendation for Abandonment concurrently with

its application for Master Plan Approval as well (Tabs 6, 7, and 12). A metes and bounds description of Flora Street is included under Tab 7.

Fourth, the Applicant seeks a recommendation to the City Council for an amendment to the City of Warwick Comprehensive Plan to change the designation on the Future Land Use Map (Map 12.1) for certain of the contiguous lots owned by the Applicant from Residential Low and Residential Medium to Commercial. This requested amendment is consistent with the goals and policies of the Comprehensive Plan and will create alignment between the requested zone change and the Future Land Use Map. The Applicant has filed its request for recommendation on the Comprehensive Plan amendment concurrently with its application for Master Plan Approval (Tabs 8, 9, and 12). A list of the lots affected by the proposed Comprehensive Plan amendment is attached to the Petition Requesting an Amendment to the Comprehensive Plan of the City of Warwick (Tab 8).

Lastly, the Applicant will seek an administrative subdivision to merge contiguous lots to create two larger parcels. On the western side of Wharf Road, the administrative subdivision will seek to merge the contiguous lots held in common ownership (with the exception of Assessors Plat 359, Lot 547) into one lot. On the eastern side of Wharf Road, the administrative subdivision likewise will seek to merge all contiguous lots held in common ownership into one lot. Maps showing the existing and proposed lot lines for both sides of Wharf Road are included within the civil plan set. The Applicant intends to submit its application for the administrative subdivision upon completion of the first four phases outlined above.

Upon the successful completion of these five stages, the Applicant anticipates the following end result:

1. The anticipated development of a 15,000 – 20,000 square foot boat workshop on Assessors Plat 359, Lot 293;
2. All land owned by Safe Harbor Greenwich Bay, LLC in the Wharf Road area zoned as WB and designated as Commercial in the Future Land Use Map;
3. The abandonment of the undeveloped street commonly known as Flora Street; and
4. The consolidation of the 25 lots owned by SHM Greenwich Bay, LLC into three lots.

The sections below address the requirements of the narrative report as specified in Appendix C of the Warwick Planning Board Development Review Regulations.

Existing Conditions

The proposed development will be located on the Development Parcel, as defined above. The Assessor's lot is highlighted in blue in Figure 1 below:



Figure 1: City of Warwick GIS Map

The Development Parcel is located south of Glenco Road and west of Wharf Road. Abutting the Development Parcel are various parcels under the common ownership of SHM Greenwich Bay, LLC and one residential parcel owned by an abutter at Assessor's Plat 359, Lots 307-312, on the corner of Glenco Road and Wharf Road. An aerial view of the site is included within the civil plan set.

As referenced above, the Development Parcel is zoned WB (Waterfront Business), and various other contiguous lots under common ownership are zoned A-7 and A-40, both residential uses. Pursuant to § 301.7 of the Warwick Zoning Ordinance, the WB Zoning District is for property “[u]sed primarily for business catering to marine activities.”

The Development Parcel currently serves as a Marina, which is an allowed use pursuant to Table 1, § 418 of the Warwick Zoning Ordinance. An existing structure in the southwest portion of the site provides facilities to support the Marina, including a pool and bath house.

The majority of the site is in a previously disturbed and developed condition and is generally used for boat storage and typical marina operations. The existing topography of the site slopes generally to the south and is relatively flat in nature.

There is public water and sewer available in Wharf Road.

Proposed Use

As shown on the accompanying plans, the Applicant proposes to develop one 15,000 – 20,000 square foot boat workshop on the Development Parcel. As referenced above, the Development Parcel is zoned as Waterfront Business. The proposed workshop for boat repair and storage falls within the intended scope of the WB Zone as defined above. Further, this proposed use is consistent with the existing use of the Development Parcel and of the adjacent land under common ownership. The proposed use is tied to the existing marina use and constitutes another offering of the existing marina to its clientele.

The proposed boat workshop would be located towards the center of the property just west of the existing buildings located at Nos. 115 and 125 Wharf Road, which are owned by Applicant. A rain garden is proposed westerly of the proposed boat workshop to pick up the roof runoff of the new building. Aside from the roof of the new building, no other impervious areas are proposed as part of this project. No additional water or sewer services are proposed as part of this project.

A portion of the proposed boat workshop is located partially upon the undeveloped right of way commonly known as Flora Street. Accordingly, the Applicant also is requesting abandonment of Flora Street.

On December 9, 2022, the Applicant submitted a Parking Narrative to Alfred T. DeCorte, Director and Building Official for the City of Warwick, requesting a determination of parking requirements for the proposed development pursuant to § 701.7 and § 701.9 of the Warwick Zoning Ordinance. On December 21, 2022, Mr. DeCorte sent an email to the Applicant determining that five (5) parking spaces would be sufficient for the use of the proposed boat workshop. A copy of the email from Mr. DeCorte is attached to this narrative as **Exhibit A**.

A. Aerial Photograph

An aerial map of the land development parcel and surrounding area is included within the civil plan set.

B. Soils Map

The soils on the site have been mapped by the USDA Natural Resource Conservation Service. Soils in the vicinity of the proposed boat workshop and rain garden consist of UrS, Urban Land, 0 to 3 percent slopes, with a sandy substratum. The civil plan set includes a USDA soils map containing additional detail.

C. Site Plan

Please see the civil plan set for a site plan suitable for public presentation.

D. Number of People Housed

The proposed major land development is not intended to house any people.

E. Proposed Phasing

As described above, the project will require the following permitting steps from the City of Warwick:

1. Master Plan Approval by the Board;
2. Zone Change of lots to Waterfront Business (WB) Zoning District by the City Council (with recommendation from the Board);
3. Comprehensive Plan Amendment of lots to Commercial from Residential Low and Residential Medium by City Council (with recommendation from the Board);
4. Abandonment of Flora Street by City Council (with recommendation from the Board);
5. Administrative subdivision to combine lots as shown on Master Plan;
6. Preliminary Plan Approval by the Board; and
7. Final Plan Submission to the Planning Board.

F. Vicinity Map

A vicinity map showing the proposed land development parcel and one-half mile of the surrounding area is included within the civil plan set.

J. Archaeological Assessment¹

The project team contacted the Rhode Island Historical Preservation & Heritage Commission and received a letter confirming that there are no known archaeological sites in the vicinity of the property. A of this letter is attached to this narrative as **Exhibit B**.

* * *

¹ Items G and H on the checklist do not require action by the Applicant. Per Item I, all plans submitted include the required certification.

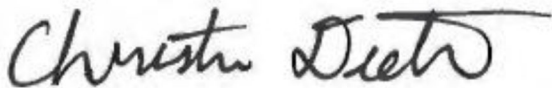
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The proposed boat workshop fits seamlessly with the existing use of the Development Parcel and the surrounding area. Further, the use of this waterfront property conforms with that of the neighborhood. The lots surrounding the Development Parcel are generally undeveloped, and some are too small to be buildable lots on their own. One of the City of Warwick's greatest resources is its excellent waterfront access. Through this proposal, the Applicant seeks to revitalize the existing marina, increase economic development in the City, and improve enjoyment of Warwick's coastal areas.

The proposed zone change, comprehensive plan amendment, and street abandonment facilitate this development. The proposed zone change and comprehensive plan amendment will allow the Applicant to use the entirety of the property commercially as Waterfront Business, in accordance with the existing and future uses. The proposed abandonment of Flora Street will allow for the development as proposed and will not result in any negative impacts to the City or its residents. The Applicant's affiliate owns all land abutting this right of way, and said right of way has never been developed. There are no individuals, entities, or lots, other than one owned by the Applicant, with easement rights in Flora Street. Accordingly, abandoning this right of way would allow the Applicant to appropriately place the building in the center of the lot, leaving ample room between the proposed use and any abutters.

We look forward to presenting this proposed development to the Board. If you have any questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Christine Dieter". The signature is written in a cursive, flowing style.

Christine E. Dieter

Exhibit A

Email from Alfred T. DeCorte dated December 21, 2022

MacNeil, Scott R.

To: DeCorte Alfred T
Subject: RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: WB district zone expansion

From: DeCorte Alfred T <alfred.t.decorte@warwickri.gov>
Sent: Wednesday, December 21, 2022 3:51 PM
To: MacNeil, Scott R. <SMacNeil@hinckleyallen.com>
Cc: Geagan Daniel T <daniel.t.geagan@warwickri.gov>; Kravitz Thomas J <thomas.j.kravitz@warwickri.gov>
Subject: RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: WB district zone expansion

[EXTERNAL EMAIL]

Scott,

Thank you for the update. The explanation of the boat storage is fair and reasonable. Based on all the explanations of the use of the property and the proposed building, I can agree that 5 parking spaces will be sufficient for the use of the storage/repair building per Section 701.7 of the zoning ordinance.

Thank you
Al



Alfred T DeCorte
Head of Department
Warwick Building Department
City of Warwick
(401) 921-9544
<https://www.warwickri.gov>
alfred.t.decorte@warwickri.gov

From: MacNeil, Scott R. [<mailto:SMacNeil@hinckleyallen.com>]
Sent: Tuesday, December 20, 2022 5:53 PM
To: DeCorte Alfred T <alfred.t.decorte@warwickri.gov>
Cc: Geagan Daniel T <daniel.t.geagan@warwickri.gov>; Kravitz Thomas J <thomas.j.kravitz@warwickri.gov>
Subject: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: WB district zone expansion

Good Afternoon Al,

I just spoke to the client regarding the area where the outdoor boats will be stored. According to the client, the plan is to offer indoor storage in the proposed building to the boats currently stored outside. If any vessel currently stored outside does not fit inside the building, the vessel would go to another property in Rhode Island managed by SafeHarbor.

As for the parking, I believe the exact location would depend on how many spots ultimately are required. Please let me know if you have any questions. Thank you.

Regards,
Scott R. MacNeil
Associate

Hinckley Allen
28 State Street
Boston, MA 02109-1775
p: 617-378-4408 | f: 617-345-9020
SMacNeil@hinckleyallen.com

From: DeCorte Alfred T <alfred.t.decorte@warwickri.gov>
Sent: Friday, December 16, 2022 10:32 AM
To: MacNeil, Scott R. <SMacNeil@hinckleyallen.com>
Cc: Geagan Daniel T <daniel.t.geagan@warwickri.com>; Kravitz Thomas J <thomas.j.kravitz@warwickri.com>
Subject: RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: WB district zone expansion

[EXTERNAL EMAIL]

Scott,

Thank you for the plans. I cross-referenced Drawing C-1, Sheet 2 of 5 (Waterman Engineering) against our GIS. Our GIS shows the area where the building is proposed to be constructed has a large quantity of outdoor boat storage. Where will the area of compensation be for these boats to be stored if the building were to be built? I am correct in assuming the proposed parking for the employees of the proposed boat workshop will be on the westerly side of the being?

Thanks
Al



Alfred T DeCorte
Head of Department
Warwick Building Department
City of Warwick
(401) 921-9544
<https://www.warwickri.gov>
alfred.t.decorte@warwickri.gov

From: MacNeil, Scott R. [<mailto:SMacNeil@hinckleyallen.com>]
Sent: Thursday, December 15, 2022 12:12 PM
To: DeCorte Alfred T <alfred.t.decorte@warwickri.gov>
Cc: Geagan Daniel T <daniel.t.geagan@warwickri.com>; Kravitz Thomas J <thomas.j.kravitz@warwickri.com>
Subject: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: WB district zone expansion

Good Afternoon Al,

Attached please find a draft site plan showing the proposed location of the repair structure. Please let me know if you have any questions.

Regards,
Scott R. MacNeil
Associate

Hinckley Allen
28 State Street
Boston, MA 02109-1775
p: 617-378-4408 | f: 617-345-9020
SMacNeil@hinckleyallen.com

From: DeCorte Alfred T <alfred.t.decorte@warwickri.gov>
Sent: Thursday, December 15, 2022 11:18 AM
To: MacNeil, Scott R. <SMacNeil@hinckleyallen.com>
Cc: Geagan Daniel T <daniel.t.geagan@warwickri.com>; Kravitz Thomas J <thomas.j.kravitz@warwickri.com>
Subject: RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: WB district zone expansion

[EXTERNAL EMAIL]

Hi Scott,

Before I respond to your narrative, please provide me with a site plan showing the proposed location of the repair structure.

Thank you

Al



Alfred T DeCorte
Head of Department
Warwick Building Department
City of Warwick
(401) 921-9544
<https://www.warwickri.gov>
alfred.t.decorte@warwickri.gov

From: MacNeil, Scott R. [<mailto:SMacNeil@hinckleyallen.com>]
Sent: Friday, December 9, 2022 10:23 AM
To: DeCorte Alfred T <alfred.t.decorte@warwickri.gov>
Cc: Geagan Daniel T <daniel.t.geagan@warwickri.com>; Kravitz Thomas J <thomas.j.kravitz@warwickri.com>
Subject: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: WB district zone expansion

Hello Alfred,

Attached please find a Parking Narrative requesting a determination of required parking for the proposed development at 125 Wharf Road. Please let me know if I can provide any additional information you may need at this time. Thank you.

Regards,
Scott R. MacNeil
Associate

Hinckley Allen
28 State Street
Boston, MA 02109-1775
p: 617-378-4408 | f: 617-345-9020
SMacNeil@hinckleyallen.com

From: Geagan Daniel T <daniel.t.geagan@warwickri.com>
Sent: Tuesday, November 22, 2022 9:16 AM
To: MacNeil, Scott R. <SMacNeil@hinckleyallen.com>; Kravitz Thomas J <thomas.j.kravitz@warwickri.com>
Cc: DeCorte Alfred T <alfred.t.decorte@warwickri.gov>
Subject: RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: WB district zone expansion

[EXTERNAL EMAIL]

Hi Scott-

We just reviewed this with the Building Official (copied). In accordance with **701.9 of the Zoning Ordinance** – please provide a *brief* parking narrative outlining the proposed total area of the structure, proposed use and # of employees at peak use that will be employed within the building. This employee number will likely correspond to the # of spaces he will require.

Thank you,

Dan

From: MacNeil, Scott R. [<mailto:SMacNeil@hinckleyallen.com>]
Sent: Monday, November 21, 2022 5:20 PM
To: Kravitz Thomas J <thomas.j.kravitz@warwickri.com>; Geagan Daniel T <daniel.t.geagan@warwickri.com>
Subject: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: [EXT] - RE: WB district zone expansion

Good Afternoon Tom and Dan,

I hope you enjoyed your weekend. I had a quick question for you regarding proposed parking at this site. I have looked at Section 701 of the Warwick Zoning Ordinance to see what use the boat workshop will likely fall under. This building itself doesn't seem likely to fall under Marina/Yacht Club; so I was unsure of what use you believe this would be likely to fall under for parking purposes. Thank you and I hope you both have a great Thanksgiving.

Regards,
Scott R. MacNeil
Associate

Hinckley Allen
28 State Street
Boston, MA 02109-1775
p: 617-378-4408 | f: 617-345-9020
SMacNeil@hinckleyallen.com

Exhibit B

Letter from R.I. Historical Preservation & Heritage Commission
dated August 9, 2023



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

August 9, 2023

Christine E. Dieter
Hinckley Allen 100 Westminster Street, Suite 1500
Providence, RI 02903-2319

Via email

Re: Safe Harbor subdivision
Glenco Road, Flora Street, Wharf Road
Warwick RI

Dear Ms. Dieter,

At your request, the Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the archaeological sensitivity of the above-referenced property. There are no known archaeological sites in the vicinity of the property, and we do not recommend an archaeological survey.

These comments are provided in accordance with the State Preservation Act. If you have any questions, please contact Charlotte Taylor, archaeologist at this office.

Sincerely,

A handwritten signature in blue ink that reads "Charlotte Taylor (for)".

Jeffrey D. Emidy
Executive Director
Acting State Historic Preservation Officer