



## CITY OF WARWICK

---

**FRANK J. PICOZZI, MAYOR**

July 28, 2023

Jeanne M. & Mark Haroian  
51 Hesper Drive  
East Greenwich, RI 02818

Subject: Smith-Chace Street Plat – Preliminary Plan  
Assessor's Plat: 220, Assessor's Lot: 229

To applicants:

The following is the decision on your application for Preliminary Approval of a Minor Subdivision, located at a parcel identified as Assessor's Plat: 220; Assessor's Lot: 229. The proposed subdivision would divide a single existing 51,594 square foot lot of record into two (2) lots, one 34,102 square feet in size fronting on Hesper Drive and the newly created lot fronting on Chace Street being 17,492 square feet in size for the development of a single-family dwelling, with both proposed lots meeting the dimensional requirements of the A-10 Residential Zoning District. The development, as proposed, will utilize public sewer and public water connections.

After completion of the public meeting 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 meeting, makes the following findings, 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, or has satisfactorily addressed the issues where there may be inconsistencies:
  - a. The proposed subdivision fulfills an identified existing need within the city for market rate housing, “designed in the community environments that people seek,” as stated in Chapter 7 of the Comprehensive Community Plan, *Housing and Neighborhoods*.
  - b. This proposed subdivision is 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;”*

---

**PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR**  
**3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009**

- c. 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 Subdivision, as proposed, is consistent with the standards and provisions of the City’s Zoning Ordinance. Both proposed lots conform to the dimensional requirements of the A-10 Residential zone.
3. That there does not appear to be any significant negative environmental impact from the proposed subdivision as shown on the final plan, with all required conditions for approval.
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.
5. That all proposed lots within the subdivision have adequate and permanent physical access to a public street.

Based on the foregoing findings of fact, the Warwick Planning Board voted to grant Preliminary 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 Surveying in the State of RI*; effective November 25, 2015.
2. That the Applicant shall submit a Final Development Plan and Record Plat that shall comply with *Appendix B, Major Subdivision 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.
3. 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 (1) one lot to the City of Warwick for Recreational District 7, prior to the recording of the Final Record Plat.

Sincerely,

Thomas Kravitz, Administrative Officer/Planning Director  
Warwick Planning Department