

May 12, 2022

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Warwick, RI

To Whom It May Concern:

The following is the decision on your application for Preliminary Approval of a Minor Subdivision, located along Saddlebrook Drive and Greenbush Road; further identified as Assessor's Plat: 216 Assessor's Lot(s): 20; heard by the Warwick Planning Board on May 11, 2022 for Preliminary Approval. The Applicant is proposing to subdivide a 5.86 acre parcel for the creation of (4) four lots; (1) one lot with an existing single-family dwelling and (3) three new single-family house lots for development in an A-40-Zoning District.

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 finding; that the subdivision, 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 2033, which supports Residential land uses in the general area; the proposal is generally consistent with the existing neighborhood, which consists of other single-family dwelling parcels within the 400' radius, and:
 - 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 Subdivision, as proposed, is consistent with the general guidelines of the City's Zoning Ordinance.
3. That the project has received RI Historic Preservation and Heritage Commission (RIHPHC) Approval and the following approvals: RIDEM-OWTS Permit No. 2035-1725; RIDEM-OWTS Permit No. 2135-1464; and RIDEM_OWTS Permit No. 2135-1465; therefore there will be no significant negative environmental impacts from the proposed subdivision.

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.
5. That the subdivision possesses adequate access along Saddlebrook Drive, as accepted by the City Council R-78-271, and Greenbush Road.
6. That the development, as proposed, will have access to private wells and OWTS.

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

Based on the foregoing findings of fact, the Warwick Planning Board voted to grant Preliminary Approval, with Final Approval through the Administrative Officer, upon compliance of 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 a Record Plat that shall comply with Appendix B, Minor 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 note at a minimum but not be limited:
 - Design Profession may consider reviewing grading along the westerly side of proposed Parcel 3 to avoid potential run-off to the OWTS.
 - The Record Plat Title shall not include numbers.
3. That the Final Development Plan shall note:
 - That existing trees, not directly impacted by the proposed single-family dwelling or other required infrastructure, shall be preserved and protected. Dripline tree protection shall be installed prior to the commencement of construction.
 - That the Final Development Plan shall note (1) one 2"-2.5" deciduous shade tree for every 50' along Saddlebrook Drive and Greenbush Road for the existing and proposed lots. If due to construction constraints the Applicant is unable to install all required Landscaping, the Applicant/Developer shall pay a "Fee-in-Lieu" of Landscaping, prior to the Recording of the Record Plat.
4. 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 (3) three lots to the City of Warwick for Recreational District 7, prior to the recording of the Final Record Plat.

5. That, the Applicant shall provide an Improvement Guarantee, as a condition of the approval, equal to the installation value of landscaping and monumentation, prior to the recording of the Record Plat.
6. That, prior to the issuance of a Certificate of Occupancy, the Applicant shall install all Monumentation and Landscaping, as depicted on the Final Development Plan/Record Plat.

Sincerely,

Philip Slocum, Chairperson
Warwick Planning Board

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