



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

June 15, 2023

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 Master 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 June 14, 2023, Planning Board meeting for Master Plan Approval. The applicant is proposing the development of 22 single-family dwellings, with a new street, in and A-7 Zoning District at the site of the former Randall Holden Elementary School.

After completion of the public informational 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 informational meeting, 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, at the Master Plan Phase, there does not appear to be significant negative environmental impacts from the proposed development. State and Local Approvals are required at the Preliminary Phase.

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4. That, at the Master Plan Phase, it does not appear 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. State and Local Approvals are required at the Preliminary Approval Phase.
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 a conditional Master Plan Approval, with the following stipulations;

1. That the Applicant shall submit a Preliminary 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 Preliminary 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:
 - That the geometry of the proposed roadways at the intersections of the existing roadways must utilize radii to create smooth transitions at Dean Court and Anscot Court.
 - Note all existing and proposed utilities.
 - Note existing/proposed easements.
 - Note proposed name of the new street.
 - Note all water services shall be 1" plastic or copper. Anscot is a 6" PVC main, Harmony and Hoxsie are 6" AC main, and Dean is a 2" PVC main.
 - Note all sewer connection points and/or new sewer construction. A demolition permit and inspection is required for cutting and capping existing sewer line.
 - Note monumentation as required per the City's Development Review Regulations.
 - Note roadway geometry detailing smooth transitions at the intersection of existing roadways.
 - Note all proposed improvements including, but not limited to, dwelling, driveways, walkways, etc.
3. That, a Stormwater Management Plan shall be submitted in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, and designed to demonstrate a zero-net runoff from the proposed development.
4. That the Operation and Maintenance Plan for the proposed storm water collection system shall be included in the Preliminary submission to the Planning Board.

5. A Homeowner's Association shall be established for the operation and maintenance of the Stormwater Management System.
6. That Trash and Recycling collection shall be coordinated with the City of Warwick Sanitation, prior to Preliminary submission and shall be noted on the Preliminary Plan.
7. That street lighting is not required. If the Developer chooses to install street lights, the Developer 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 all necessary state permits, including but not limited to the Rhode Island Department of Environmental Management (RIDEM), shall be obtained prior to submission for the Planning Board for Preliminary plan approval.
9. That, as noted on page two of the Project Narrative, dated May 2, 2023; record lots 15-22 shall be accessible via the proposed public right of way.
10. That the Applicant shall coordinate with the City's Water Division and Sewer Authority, prior to submission for Preliminary Approval.
11. That, prior to Preliminary Submission the Registered Landscape Architect shall submit a plan that shall comply with Appendix D, Subdivision and Development Design Standard, 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:
 - That existing trees currently located along the public street known as Harmony Court, which comply with the Landscape Requirements (as defined below), and not directly impacted by the proposed single-family dwellings or other required infrastructure, shall be preserved and protected; dripline tree protection shall be installed prior to the commencement of any construction activities.
 - That to the extent the existing trees do not comply with the Landscape Requirements and cannot be preserved during construction, the Landscape Plan shall note (1) one 2"-2.5" minimum caliper deciduous shade tree for every 50' (the "Landscape Requirements") along Harmony Court, Anscot Court, Hoxsie Avenue, and the new Proposed Roadway. 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.

Sincerely,

Thomas Kravitz, Administrative Officer/Director
Warwick Planning Board

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