



## CITY OF WARWICK

**FRANK J. PICOZZI, MAYOR**

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May 11, 2023

Michael Capuano  
2 Burnett Road  
Warwick, RI 02889

Subject: Assessor's Plat: 355, Assessor's Lot (s): 129 & 130

To Whom It May Concern:

The following is the decision on your application for Preliminary Approval of a Minor Subdivision, located along 397 Tidewater Drive and Riverside Avenue; further identified as Assessor's Plat: 355; Assessor's Lot: 129 & 130. The Applicant is seeking a Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (3) three record lots; (2) two assessor's lots; totaling 15,000 square feet to create (1) one new 8,000 square foot lot with an existing single-family dwelling; and (1) one new 7,000 square foot lot for the development of a single-family dwelling; both lots meeting and exceeding the requirements of the A-7 Residential 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 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, which supports the protection of established residential neighborhoods, and is generally consistent with the existing neighborhood within the 200' radius, which consists of varying lot sizes, in the A-7 Residential District.
  - a. 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;"
  - b. 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;"

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

2. That the Subdivision, as proposed, is consistent with the standards and provisions of the City's Zoning Ordinance.
3. That, at the Preliminary Phase, there does not appear to be any significant negative environmental impact from the proposed subdivision. RIHPHC has noted this area lies with the Mill Cove Archaeological site and will require an archaeological survey, prior to Final submission.
4. That, at the Preliminary Phase, the development, as proposed, does not appear to 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. RIHPHC has noted this area lies with the Mill Cove Archaeological site and will require an archaeological survey, prior to Final submission.
5. That the subdivision possesses adequate access to a public street along Tidewater Drive and Riverside Avenue.
6. That the development, as proposed, will have access to public sewer, once the Bayside Sewer Installation Project is complete in this area (estimated late September 2023) and public water.

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 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, which shall include, but not be limited to:
  - Note 1¼" Water Line
  - 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. 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 Certificate of Occupancy for the new single-family residence.

3. That RIHPHC has noted this area lies with the Mill Cove Archaeological site; and prior to Final Submission the Applicant shall have an archaeological survey complete.
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 (1) one lot to the City of Warwick for Recreational District 3, prior to the recording of the Final Record Plat.
5. That, both the existing and proposed single-family dwellings shall be connected to public sewer prior to the issuance of a Certificate of Occupancy; the Bayside Sewer Installation Project is tentatively scheduled to be complete, in this area, late September 2023. Once Sewer Installation is complete Lot 130 (397 Tidewater Dr.) will receive a connection and will receive an assessment based on 1 EDU; Lot 129 has been added to the project list. It is in the open cut area and a lateral will be left at the property line. The property will receive an assessment based on 1 EDU.
6. That, prior to the issuance of a Certificate of Occupancy for the proposed single-family dwelling, the Applicant shall install all Monumentation and Landscaping, as depicted on the Final Development Plan/Record Plat.

Sincerely,

Thomas Kravitz, Administrative Office/Planning Director  
Warwick Planning Board