



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

September, 2022

Montauk Shores Realty, LLC
400 So. County Trail STE A-207
Exeter, RI 02822

Subject: Assessor's Plat: 361, Assessor's Lot(s): 746

To Whom It May Concern:

The following is the decision on your application for a Conditional Master Plan Approval of a Major Subdivision, located along 139 Gordon Avenue, Watson Street and Pearl Avenue; further identified as Assessor's Plat: 361; Assessor's Lots: 746, heard by the Warwick Planning Board at the regularly scheduled September 14, 2022, Planning Board meeting for Conditional Master Plan Approval. The Applicant is seeking a conditional Master Plan Approval of a Major Subdivision. The Applicant proposes to reconfigure (1) one lot, to create (2) two lots: (1) one new 8,932 square foot lot, with an existing single-family dwelling; and (1) one new 7,614 square foot lot for the development of a new single-family dwelling; both lots will have less than required rear-yard setback in an A-7 Residential Zoning District.

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;"

PLANNING DEPARTMENT • BRUCE KEISER, DIRECTOR
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2. That the proposed subdivision is NOT in compliance with the standards and provisions of the City's Zoning Ordinance, therefore the proposal will require Zoning Board of Review Approval for less than required rear-yard setback for both proposed lots, in an A-7 Residential Zoning District.
3. That the subdivision is not within 200' of a wetland and therefore there will be no significant negative environmental impacts from the proposed development.
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 Gordon Avenue, Lee Avenue, Pearl Avenue, and Watson 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:
 - Note all existing and proposed utilities, both parcels.
 - Note monumentation along the newly created property line.
 - Record plat shall include AP. 361, lot 673, 674, & 675; or evidence of the abutters' abandoned interest.
 - Note existing and proposed grading, including top of foundation elevation. Spot grading may be necessary to accurately define details necessary for construction.
 - Note all proposed improvements including, but not limited to, dwelling, driveways, walkways, etc.
 - Accurately depict the property line abutting the west of the subject lot showing the Pearl Avenue Abandonment.
 - Note Parcel A (existing house) as retaining lot no. 746 and Parcel B (new house) lot no. 884.

3. That, a Stormwater Management System (SMS) shall be designed in accordance with the State of RI Stormwater Management Guidance for Individual Single-Family Residential Lot Development to mitigate stormwater runoff from all new impervious areas associated with the proposed dwelling.
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.

Sincerely,

Philip Slocum, Chairman
Warwick Planning Board