



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

June 15, 2023

Mr. Bernard Johnston
Ms. Bernice Johnston
42 Priscilla Avenue
Warwick, RI 02889

Subject: Assessor's Plat: 380, Assessor's Lot (s): 262 & 264

To Whom It May Concern:

The following is the decision on your application for Master Plan Approval of a Major Subdivision, located along 42 Priscilla Avenue and Chapin Avenue further identified as Assessor's Plat: 380; Assessor's Lots: 262 & 264 heard by the Warwick Planning Board on June 14, 2023 for Master Plan Approval. The Applicant proposes to reconfigure three record lots, two operationally merged abutting non-conforming lots, to create two stand-alone lots; (1) one new 7,637 square foot lot with less than required frontage and lot width (Priscilla Avenue) with an existing single-family dwelling have less than required front-yard and side-yard setbacks; and (1) one new 4,196 square foot lot, with less than required land area (Chapin Avenue) for the development of a single-family dwelling with less than front-yard and rear-yard setbacks, in an A-7 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,
 - 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..."*

2. That the Subdivision, as proposed, is NOT consistent with the standards and provisions of the City's Zoning Ordinance; therefore will require Zoning Board of Review Approval for (1) one new 7,637 square foot lot with less than required frontage and lot width (Priscilla Avenue) with an existing single-family dwelling have less than required front-yard and side-yard setbacks; and (1) one new 4,196 square foot lot, with less than required land area (Chapin Avenue) for the development of a single-family dwelling with less than front-yard and rear-yard setbacks, in an A-7 Zoning District.
2. That, at the Master Plan Review Stage, the subdivision, as proposed does not appear to have significant negative environmental impact. All Local Approvals will be required at the Preliminary Approval Phase.
3. That, at the Master Plan Review Stage, the subdivision, 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. All Local Approvals will be required at Preliminary Approval Phase.
5. That the subdivision possesses adequate access to a public street along Priscilla Avenue for the existing single-family dwelling and Chapin Avenue for the proposed single-family dwelling.
6. That the development, as proposed, will have access to Municipal Sewer, once the Bayside Sewer Installation Project is complete in this area (estimated late September 2023) and Municipal 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 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 Surveying in the State of RI; Effective November 25, 2015.
2. That the Applicant shall submit a Preliminary Development Plan and Record Plat that shall comply with Appendix C, 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 all existing and proposed utility mains and service laterals for the existing and proposed dwelling.
 - Note existing and proposed contours.
 - Note Stormwater mitigation measures

3. That, prior to Preliminary Submission, the Applicant shall receive Zoning Board of Review Approval for (1) one new 7,637 square foot lot with less than required frontage and lot width (Priscilla Avenue) with an existing single-family dwelling have less than required front-yard and side-yard setbacks; and (1) one new 4,196 square foot lot, with less than required land area (Chapin Avenue) for the development of a single-family dwelling with less than front-yard and rear-yard setbacks, in an A-7 Zoning District
2. That the Owner/Developer shall install proposed utility laterals to the property line prior to pavement restoration of Chapin Ave by the Warwick Sewer Authority.
3. That, prior to Preliminary Submission, the Applicant shall coordinate with the City's Water Division regarding connection.
4. That, prior to Preliminary Approval, the Applicant shall receive all required Local Approvals.
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.

Sincerely,

Thomas J. Kravitz, Administrative Officer/Director
Warwick Planning Board