

September, 2022

Mr. Kevin Murphy  
c/o Joseph K. Shekarchi, ESQ,  
240 Chestnut Street  
Warwick, RI 02888

New England Institute of Technology  
c/o Alan I. Resnick VP-Strategic Planning  
1 New England Tech Boulevard  
East Greenwich, RI 02818

Subject: Assessor's Plat: 344, Assessor's Lot (s): 101 & 493  
2550 & 2562 Post Road & 68 Greene Street

To Whom It May Concern:

The following is the decision on your application for a conditional Master Plan Approval of a Major Land Development/Subdivision, located at 2550 Post Road and 68 Greene Street; further identified as Assessor's Plat: 344; Assessor's Lot(s): 101 & 493, heard by the Warwick Planning Board at the regularly scheduled September 14, 2022 meeting for conditional Master Plan Approval, a City Council Zone Change Recommendation and City Council Street Abandonment Recommendation. The Applicant is requesting a conditional Master Plan Approval and a Zone Change Recommendation from (O) Office-Institutional Educational Overlay (IE) to (O) Office Planned District Residential (PDR) and a Street Abandonment Recommendation (Clarke Street, Portion). The Applicant is proposing to demolish the existing commercial buildings to allow for the development of a (5) eight unit multi-family residential development; meeting all the requirements of the (O) Office Planned District Residential (PDR) 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 City's Comprehensive Plan, having established commercial/office uses within the 200' radius. Consistent with 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;"
  - a. 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 and of the surrounding area;”*

- b. Chapter 12, Future Land Use, Section E, General Principles to Guide Future Land Use, Section H, Recommendations: Goal 6, Public and Provide Development Meets High Standards of Urban Design, Policy ....promote redevelopment of outmoded/blighted commercial or industrial properties.
  - c. Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its “Recommendations” section lists as Goal 1, the City should work to provide *“a wide range of quality housing choices to meet the diverse needs of households at all income levels and all stages of the life cycle, by supporting the addition of compact housing types such as townhouses, lofts, apartments, cottage developments.....”*
2. That the Project, as proposed, is NOT in compliance with the standards and provisions of the City’s Zoning Ordinance and therefore requires a City Council Zone Change from (O) Office-Institutional Educational Overlay (IE) to (O) Office Planned District Residential (PDR) and a City Council Street Abandonment. (Clarke Street, Portion)
  3. That, at the Master Plan Phase, the proposed development, does not appear that there will be significant negative environmental impacts from the proposed development. State Approvals are required at subsequent Phases in the Approval process.
  4. That, at the Master Plan 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. The Project will require all State Approval prior to the Preliminary Approval.
  5. That the proposed project possesses adequate access along Post Road and Greene Street.
  6. That the development, as proposed, will have access to Municipal Water and Sewer.

**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 a conditional Master Plan Approval, with the following stipulations:

1. That the Applicant shall submit a Preliminary Development Plan that shall comply with the Rules and Regulations for Professional Land Surveyors, 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/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, at a minimum but not be lited to:

- Note and protect all existing RI Highway Bounds and permanent survey markers.
  - Stormwater Management Plan, consistent with the 2010 RI Stormwater Design and Installation Standards, designed to demonstrate zero-net runoff, Inclusion of Operations and Maintenance Plan.
  - Note abandonment of Clarke Street at full-width, partial abandonment as currently noted will not be supported by the Department of Public Works.
  - Note that trash and recycling collection shall be by a private entity.
3. That, the Design Engineer shall meet with the City of Warwick's Engineering Staff to review the proposed drainage system, **PRIOR** to submission to RIDEM and/or RIDOT.
  4. That, prior to Preliminary Approval, the Applicant shall receive all State Permits, including, but not limited to RIDEM/RIDOT.
  5. That, prior to Preliminary Submission, the Applicant shall receive a City Council Zone Change and from (O) Office-Institutional Educational Overlay (IE) to (O) Office Planned District Residential (PDR) and a Street Abandonment Recommendation (Clarke Street, Portion).
  6. 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 (5) five-units to the City of Warwick for Recreational District 4, prior to the recording of the Final Record Plat.

Sincerely,

Philip Slocum Chairperson  
Warwick Planning Board