



## CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

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December 15, 2022

40 Wickes Way, LLC  
144 Metro Center Blvd, Unit F  
Warwick, RI 02886

Subject: Assessor's Plat: 347, Assessor's Lot(s): 476

To Whom It May Concern:

The following is the decision on your application for a Master Plan Approval of a Major Subdivision, located along 50 Child Lane, Buttonwoods Avenue and Vera Street; further identified as Assessor's Plat: 347; Assessor's Lots: 476, heard by the Warwick Planning Board at the regularly scheduled December 14, 2022, Planning Board meeting for Master Plan Approval. The Applicant is seeking a Master Plan Approval of a Major Subdivision. The Applicant proposes (2) two new streets and to reconfigure (1) one 10.67 +/- acre lot, (former Wickes School); to create (39) thirty-nine single-family dwellings accessed via Child Lane and Buttonwoods Avenue, pedestrian access from Vera Street, all lots will be in conformance with the City's Development Regulations and the 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;”*

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PLANNING DEPARTMENT • BRUCE KEISER, DIRECTOR  
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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 the subdivision IS within 200' of a wetland and therefore will require, at a minimum, RIDEM and RIDOT Approval. 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.
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 Child Lane and Buttonwoods Avenue.
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
  - Note existing/proposed easements, including an access easement to the City of Warwick property abutting the development
  - Note locations of existing and proposed hydrants
  - Note monumentation as required per the City's Development Review Regulations
  - Note roadway geometry detailing smooth transitions at the intersection of existing roadways.
  - 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.
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. Project Engineer shall coordinate with the City's Engineering Division regarding design, prior to the submission to RIDEM/RIDOT for State Approvals
  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 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.
  7. That all necessary state permits, including but not limited to the Rhode Island Department of Transportation (RIDOT) and Rhode Island Department of Environmental Management (RIDEM), shall be obtained prior to submission for the Planning Board for Preliminary plan approval.
  8. That the Applicant shall coordinate with the City's Water Division and Sewer Authority, prior to submission for Preliminary Approval.
  9. Trash and Recycling collection must be coordinated with the City of Warwick Sanitation Division.

Sincerely,

Philip Slocum, Chairman  
Warwick Planning Board