



# MEETING NOTICE

## Town of West Warwick Planning Board

**Meeting Date:** Monday January 7, 2019

**Time:** 6:00 p.m.

**Location:** West Warwick Town Hall  
Town Council Chambers  
1170 Main Street  
West Warwick, RI 02893

### Item 1 Approval of Minutes

Review and approval of the December 3, 2018 meeting minutes.

### Item 2 Public Informational Meeting Major Land Development Project 103 Legris Avenue

Applicant/Owner: Bank of America  
Location: 103 Legris Avenue  
Assessor's Plat: 15  
Lot(s): 18  
Zoning District: Business (B)  
Land Area: .85 Acres  
Number of lots: NA  
Engineer: Stonefield Engineering

The applicant is proposing to construct a 39.9 S.F standalone walk-up ATM kiosk in the northwesterly corner of the property that currently contains a retail (grocery) store with less than the required parking. The proposed use requires Planning Board approval and a Zoning Board Special Use Permit to have more than one non-residential use on a lot and Dimensional Variance to have less than the required parking in a Business (B) Zoning District.

### **Planning Office Findings**

The Planning Office finds the proposal to be generally consistent with Section 17-5 "General Purposes" of the Towns Subdivision and Land Development regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.

- 2) Not in compliance with the standards and provisions of the Town Zoning Ordinance, as the proposed use requires a dimensional variance from the Zoning Board to have less than the required parking.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development 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 proposed development possesses adequate physical access to a public street.
- 6) That the proposed development provides for the safe circulation of pedestrian and vehicular traffic, adequate detention of surface water runoff, suitable building sites, and the preservation of natural, historical and cultural features; and
- 7) That the proposed development will not result in any increased flooding and soil erosion.

**Planning Office Recommendation**

After conferring with the Technical Review Committee (TRC) and Planning Board Legal Counsel, the Planning Office recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the proposed use shall receive the required Special Use Permit to have more than one non-residential use on a lot and Dimensional Variance to have less than the required parking from the Zoning Board of Review.
- 2) That all lighting shall be contained on the site and there shall be no spillover onto adjoining property including but not limited to the adjacent roadways and sidewalks.
- 3) That all runoff associated with the project shall be contained on site.

**Planning Board Vote**

Joseph DiMartino	Yes	No
Felix Appolonia	Yes	No
Joe Gardosik	Yes	No
Anthony Petrarca	Yes	No
Wayne Miller	Yes	No
Joshua Barrette (Alt.)	Yes	No
Jessica Rubery (Alt.)	Yes	No

**Item 3**  
**Public Comment**