



MEETING NOTICE

Town of West Warwick Planning Board

Meeting Date: Monday June 3, 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 May 6, 2019 meeting minutes.

Item 2 Public Hearing Blasting Approval 175 Greenbush Road

Applicant/Owner: Western Mass. Blasting Corp.
Location: 175 Greenbush Road
Assessor's Plat: 12-2
Lot: 20
Zoned: Residential R-10
Area: 40.12 Acres
Number of lots: NA
Engineer: NA

The applicant is requesting approval to perform limited blasting for utilities as required in accordance with stipulation #8 of the Planning Board final approval letter for the development located at 175 Greenbush Road.

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 Informational Meeting
Major Subdivision
52-66 Leaf Street

Applicant/Owner: Donald W. Elliott & Susan A. Elliott
Location: 52-66 Leaf Street
Assessor's Plat: 14
Lot(s): 88
Zoning District: Residential R-8
Land Area: 28,603 S.F.
Number of lots: 2
Engineer: Boyer Associates, Inc.

The applicant is requesting master plan approval to subdivide a 28,603 S.F. parcel containing three (3), two-family dwellings, to raze one of the two-family dwellings and to create two new lots; each lot having a two-family dwelling with the required lot area and frontage but having less than the required lot width and less than the required side-yard setbacks in a Residential R-8 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 therefore requiring approval from the Zoning Board of Review (ZBR) to create two new lots each lot with less than the required lot width and less than the required side-yard setbacks in a Residential R-8 zoning district.
- 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 the Planning Board Attorney, the Planning Office recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the applicant shall receive Zoning Board of Review approval to create two new lots having less than the required lot width each lot having a two-family dwelling with less than the required side-yard setbacks.
- 2) That the applicant shall provide easement language to be reviewed and approved by the Planning Board Attorney to accommodate the overhead electrical lines and N-Grid pole #6 ½.
- 3) That a portion of the existing stone (retaining) wall on proposed lot shall be removed and the land shall be graded to allow access to proposed parking space 4.
- 4) That the proposed four (4) new parking spaces shall be paved.
- 5) That the sewer and water locations and connections shall be indicated on all future plans.
- 6) That the sewer line for the razed structure shall be cut, capped and inspected by the West Warwick Wastewater Treatment Authority.

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 4

Public Informational Meeting

4 Blossom Street

Applicant: LaCroix Properties
Location: 4 Blossom Street
Assessor's Plat: 36
Lot(s): 5, 59 & 200
Zoning District: Business (B) proposed change to Residential R-7.5
Land Area: 12.81 acres
Number of lots: 3
Engineer: Ocean State Planners, Inc.

The applicant is requesting a Master Plan approval for the construction of 66 residential condominium units on approximately 12.81 acres and a recommendation to the Town Council for a street abandonment of a portion of Giorgio Drive and a Zone Change from Business (B) to Residential R-7.5.

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’s Zoning Ordinance, therefore requiring a Town Council zone change to rezone the property from Business (B) to Residential R-7.5 and to authorize construction of a residential condominium development not to exceed 66 residential dwelling units.
- 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 the Planning Board Attorney, the Planning Office recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the applicant shall receive a Zone Change from the Town Council from Business (B) to Residential R-7.5 with for the purpose of constructing a 66 unit Residential Condominium development.
- 2) That the applicant shall receive a street abandonment from the Town Council for a portion of Giorgio Drive.
- 3) That the development plan shall indicate the nearest fire hydrant to the site and shall provide a sufficient number of hydrants at a distance of no greater distance than 500’ between hydrants to service the development which shall be approved by the West Warwick Fire Department prior to preliminary approval.
- 4) That the proposed development shall preserve all mature trees located along the parameter of the development and in particular along the northerly and easterly boundary lines abutting the existing residential homes and said buffers shall be enhanced with additional plantings to provide screening of the development for the abutting residences.
- 5) That the preliminary plan shall include a detailed landscaped plan prepared by a RI Registered Landscape Architect and said plan shall include a buffer detail as required in stipulation #4.

- 6) That the preliminary plan shall incorporate the recommendations contained in the Traffic Impact Assessment performed by RAB Professional Engineers dated February 28, 2019, including:
 - a. That Giorgio Drive shall provide one way access only to the development and shall be controlled through a combination of signage and physical restrictions.
 - b. That the Blossom Street access shall be reconfigured as a standard residential street extending into the property.
 - c. That the Petrarca Street approach to Blossom Street shall be controlled with a stop sign.
 - d. That double yellow pavement markings shall be installed through the Blossom/Petrarca Street intersection and the existing yield control on Blossom Street shall be removed.
- 7) That the development shall include an enhanced entry consisting of landscaping, signage and other means designed to indicate entry to the development.
- 8) That all exterior lighting shall be contained on site and directed away from and/or shielded from the abutting residential properties.
- 9) That should it be determined that chipping and/or blasting of ledge is required, that a detailed blasting plan which shall be developed and stamped by a Registered Professional Engineer shall be approved by the Planning Board after a review and recommendations from the Town Engineer, Fire Marshal and Building Official.
- 10) That a Soil and Sediment Control Plan shall be required at preliminary approval in conformance with Development Review Regulations Section 17-18(F) (1) "Erosion and Sediment Control Plan required."
- 11) That the applicant shall provide an excavation/construction plan, which may be combined with the Soil and Sediment Control Plan, designed to mitigate the impact of construction on the abutting residents which shall include but not be limited to, construction access, best practices for dust control and vibration and hours of operation; said plan shall be approved by the Town Engineer prior to preliminary approval.
- 12) That all utility connections including but not limited to the West Warwick Wastewater Authority and the Kent County Water Authority shall be approved prior to preliminary approval.
- 13) That the preliminary plan shall verify the sewer and access easements issued to the West Warwick Wastewater Treatment Authority for the existing sewer line located parallel along the Pawtuxet River along westerly side of the property.
- 14) That all necessary State of Rhode Island permits including but not limited to RIDEM Wetland permit and RIDEM Underground Injection Control (UIC) permit shall be issued prior to preliminary approval and any Blasting Permits (if necessary) shall be issued prior to final approval.

- 15) That the proposed development shall not receive any Town of West Warwick trash hauling services, snow plowing, roadway maintenance, drainage maintenance and other similar services and said stipulation shall be included on all site plans, within the deeds to the property and within the condominium declaration documents which shall be approved by the Planning Board solicitor prior to final approval.
- 16) That the developer shall be required to provide a fee-in-lieu of land dedication equal to \$2,500.00 per dwelling unit as prescribed in the Land Development Regulations Section 17-21 “Dedication of Public Land” and shall be collected at the time of application for a building permit.
- 17) That the Condominium Association documents and by-laws shall be approved by the Legal Counsel for Planning and Zoning prior to final approval.

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 5

Amendment to the Town’s Zoning Map

Applicant:	LaCroix Properties
Assessor’s Plat:	36
Lot(s):	5, 59 & 220 and a portion of Giorgio Drive
Zoning District:	Business (B)
Map Amendment:	Zoning map amendment to rezone Assessors Plat 36, Lots 5, 59 & 220 and a portion of Giorgio Drive from to Business (B) to Residential R-7.5

Planning Department Findings

Upon conferring with the Planning Board’s Legal Counsel, the Planning Office finds the proposed zoning map change to be in compliance with the Town’s Comprehensive Plan including Chapter 1 Section 1 Purpose, the Land Use Element, the Housing Element and the Implementation Section. The Planning Office also finds the proposed zoning amendment to be generally consistent with the following purposes of the Town’s Zoning Ordinance as presented in Section 2 “General Purposes”:

- 2.1 Promote the public health, safety and general welfare.
- 2.2 Provides for a range of uses and intensities of use appropriate to the character of the Town and reflecting current and expected future needs.

- 2.3 Provides for orderly growth and development, which recognizes:
 - 2.3.1 The goals and patterns of land use contained in the comprehensive plan of the Town;
 - 2.3.2 The natural characteristics of the land, including its suitability for use based on soil characteristics, topography, and susceptibility to surface or groundwater pollution;
 - 2.3.3 The values and dynamic nature of freshwater ponds, riverfront, stream banks and the shorelines of freshwater wetlands;
 - 2.3.5 The availability and capacity of existing and planned public and/or private services and facilities;
 - 2.3.6 The need to shape and Balance urban and rural development
- 2.8 Promote a balance of housing choices for all income levels and groups...;
- 2.12 Promote implementation of the Comprehensive Plan of the Town of West Warwick adopted pursuant to the General Laws.
- 2.14 Providing for efficient review of development proposals, to clarify and expedite the zoning approval process.
- 2.15 Provide for procedures for the administration of the zoning ordinance.

The Planning Office recommendation is for a favorable recommendation to the West Warwick Town Council for the requested zoning map amendment with all of the stipulations included in the Master Plan approval.

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 6
Administrative Subdivision/Approval
For Informational Purposes

None

Item 7
Public Comment