



MEETING NOTICE

Town of West Warwick Planning Board

Meeting Date: Monday December 3, 2018

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 October 1, 2018 meeting minutes.

Item 2 Public Meeting Minor Subdivision 1024 Main Street

Applicant/Owner: Kreg New Homes, LLC.
Location: 31 Laramie Street
Assessor's Plat: 7
Lot(s): 31, 32, 33, 34 & 35
Zoning District: Residential R-7.5
Land Area: 23,500 S.F.
Number of lots: 3
Engineer: Boyer Associates

The applicant is proposing to subdivide five (5) abutting nonconforming lots totaling 23,500 S.F. with an existing dwelling to create three (3) new conforming lots; two (2) new 7,500 S.F. lots for development and one (1), 8,500 S.F. lot with an existing dwelling on an existing Town road.

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) In compliance with the standards and provisions of the Town Zoning Ordinance.

- 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 preliminary approval with final approval to be through the Administrative Officer with the following stipulations:

- 1) That all runoff shall be contained on site for the proposed new dwellings and that all roof drains shall be deposited into drywells.
- 2) That the driveway for proposed lot 35 shall be no closer than 15 feet from the intersection of Bleach and Laramie Avenues.
- 3) That all local and State of Rhode Island permits (if required), including but not limited to West Warwick Sewer Authority, Kent County Water Authority and West Warwick DPW road opening permit shall be issued prior to the issuance of a building permit.
- 4) That a sewer easement across lot 35 to enable a sewer connection to the proposed residence on lot 33 shall be included on the final plan and in the property deeds, to be approved by the West Warwick Sewer Authority and the Planning/Zoning Legal Counsel prior to final approval.
- 5) That payment of a section 17-21 “Fee-in-lieu of Land Dedication” of \$2,500.00 shall be required for the two new dwelling units and shall be collected at the issuance of a building permit.

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 Meeting
Minor Subdivision
The Powers Plat

Applicant/Owner: Stephen Powers
Location: 337 Washington Street
Assessor's Plat: 7
Lot(s): 310
Zoning District: Residential R-6
Land Area: 30,069 S.F.
Number of lots: 2
Engineer: E. Greenwich Surveyors, LLC.

The applicant is proposing to subdivide one (1) conforming lot totaling 30,069 S.F. with an existing dwelling to create two (2) new conforming lots; one (1) new 7,962 S.F. lot for development and one (1), 22,106 S.F. lot with an existing dwelling on an existing Town road.

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) In compliance with the standards and provisions of the Town Zoning Ordinance.
- 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 preliminary approval with final approval to be through the Administrative Officer with the following stipulations:

- 1) That all runoff shall be contained on site for the proposed new dwellings and that all roof drains shall be deposited into drywells.

- 2) That the driveway for proposed Record Lot 2 shall be located southerly on the lot at the location of the existing curb cut along Washington Street to provide separation from the existing driveway for 337 Washington Street.
- 3) That all local and State of Rhode Island permits (if required), including but not limited to West Warwick Sewer Authority, Kent County Water Authority and West Warwick DPW road opening permit shall be issued prior to the issuance of a building permit.
- 4) That the final plan shall indicate the location and connections for the KCWA and the WWSA for the existing and proposed dwellings.
- 5) That the deed for Record Lot 2 shall include easement language to accommodate a portion of an existing driveway associated with abutting house at 337 Washington Street - proposed Record Lot 1 shall be approved by the Planning/Zoning Legal Counsel prior to final approval.
- 6) That payment of a section 17-21 “Fee-in-lieu of Land Dedication” of \$2,500.00 shall be required for the new dwelling unit and shall be collected at the issuance of a building permit.

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

Amendment to the Town’s Zoning Ordinance

AN ORDINANCE AMENDING SECTION 19 PROCEDURE FOR ADOPTION OR AMENDMENT OF THE WEST WARWICK ZONING CODE OF THE CODE OF ORDINANCES OF THE TOWN OF WEST WARWICK

Applicant: Town of West Warwick
Zoning Amendment: Zoning Ordinance amendment to Section 19 Procedure for Adoption or Amendment.

The Town of West Warwick desires to amend Zoning Code Section 19 “Procedure for Adoption or Amendment.”

The intent of the proposed amendment is to correct a publishing error referencing an incorrect zoning section.

Planning Department Findings

Upon conferring with the Planning Board’s Legal Counsel, the Planning Office finds the proposal to be in compliance with the Town’s Comprehensive Plan and to be generally consistent with the Town’s Zoning Ordinance.

The Planning Office recommendation is for a favorable recommendation to the West Warwick Town Council for the requested zoning amendment.

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

**Proposed 2019 Planning Board Meeting Dates
For Informational Purposes**

January 7, 2019

February 4, 2019

March 4, 2019

April 1, 2019

May 6, 2019

June 3, 2019

July 1, 2019

August 5, 2019

September 9, 2019

October 07, 2019

November 4, 2019

December 2, 2019

Item 6
Administrative Subdivision/Approval
For Informational Purposes

Plan Attached

Project name: Hilltop III - Phase I approval (22 residential units)
Applicant: Gilcrest Associates, LLC.
Location: Gilcrest Avenue
Assessor's Plat: 38 Lot: 34

Item 7
Public Comment