



MEETING NOTICE

Town of West Warwick Planning Board

Meeting Date: Monday January 6, 2020

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 2, 2019 meeting minutes.

Item 2 Public Meeting Recommendation to the Town Council Requested Zone Change/Map Amendment 511 East Greenwich Avenue

Applicant: Padula Builders, Inc.
Location: 511 East Greenwich Avenue
Assessor's Plat: 30
Assessor's Lot: 17
Zoning District: Portion Residential R-10 - Portion Commercial Industrial (CI)
Land Area: 8.93 acres
Number of lots: NA
Engineer: NA

The applicant is requesting a Planning Board recommendation to the Town Council for a requested Zone Change/Map Amendment from Commercial Industrial (CI) to Residential R-10 for a portion of an 8.93 acre lot with a split zoning district.

Planning Office Findings

The Planning Office finds the proposed map amendment to be in compliance with the Town's Comprehensive Plan including Chapter 1 Section 1 Purpose, the Land Use Element – Goals, Policies and Implementation Actions, 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;
 - 2.3.6 The need to shape the urban and suburban development; and
- 2.8 Promoting a balance of housing choices for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe and sanitary housing.
- 2.12 Promote implementation of the comprehensive plan of the Town of West Warwick adopted pursuant to the General Laws.
- 2.14 Provide 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.

Planning Office Recommendation

After conferring with the Planning Board Attorney, the Planning Office recommendation is to forward a positive recommendation for the proposed Zone Change/Map Amendment from Commercial Industrial (CI) to Residential R-10 for a portion of an 8.93 acre lot with a split zoning district with the following stipulations:

- 1) That any proposed development shall be subject to the Town of West Warwick Subdivision and Land Development Review Regulations.
- 2) That any proposed development shall receive a RIDEM wetlands approval.
- 3) That the subject property shall not be utilized for a multi-family residential condominium development.
- 4) That any new residential development shall be subject to Section 17-21 “Requirements for dedication of public land; public improvements and fees,” for any new homes to be developed on the property.

Planning Board Vote

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

Item 3
Public Meeting
Removal of a Stipulation of Approval
June Carr Plat

Applicant: Shoreline Properties
Location: 146 Cowesett Avenue & Carlson Circle
Assessor's Plat: 13
Assessor's Lot: 599
Zoning District: Residential R-8
Land Area: 2.8 acres
Number of lots: 8
Engineer: Ocean State Planners, Inc.

The applicant is requesting that the Planning Board reconsider/remove the Master Plan approval stipulation which states: "The developer shall apply to the RIDOT to determine if the agency would allow the development to be accessed from Cowesett Road."

Planning Board Vote

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

Item 4
Administrative Subdivision/Approval for Informational Purposes

None

Item 5
Public Comment