



MEETING NOTICE

Town of West Warwick Planning Board

Meeting Date: Monday March 4, 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 January 7, 2019 meeting minutes.

Item 2 Public Hearing Major Subdivision 1024 Main Street

Applicant/Owner: Roy A. LaCroix, Trustee
Location: 1024 Main Street
Assessor's Plat: 18
Lot(s): 35
Zoning District: Residential R-6
Land Area: 13,510 S.F.
Number of lots: 2
Engineer: Ocean State Planners, Inc.

The applicant is proposing to subdivide an existing 13,510 S.F. lot with an existing dwelling to create one new lot for development with less than the required depth and one lot with an existing dwelling on an existing Town road in a Residential R-6 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) In compliance with the standards and provisions of the Town Zoning Ordinance having received approval from the Zoning Board of Review (ZBR) (Petition #2018-9) to have less than the required lot depth (70' versus 100').
- 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

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 dwelling.
- 2) All roof drains shall be deposited into drywells on the site and the driveway shall be crushed stone or other similar pervious material, or that any runoff from a paved drive shall be contained on site.
- 3) That the driveway shall be constructed to accommodate a minimum of 3 vehicles as there is no room for on-street parking.
- 4) That the garage located to the northwesterly side of Parcel B and the shed located in the southeasterly corner of Parcel B shall be removed as indicated on the preliminary plan.
- 5) That the developer shall remove the vegetation along the road frontage to provide better visibility for the new home and shall widen the roadway along the frontage of the proposed new Parcel B to allow better traffic flow and to provide sufficient roadway width for vehicles backing onto the street.
- 6) Payment of a section 17-21 "Fee-in-lieu of Land Dedication" of \$2,500.00 shall be required for the new dwelling unit constructed 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
Discussion

Hilltop III Condominium Development

Applicant/Owner: Gilcrest Associates, LLC.
Location: Gilcrest Drive
Assessor's Plat: 38
Lot(s): 34
Zoning District: Residential R-10
Land Area: 11 Acres
Number of lots: NA
Engineer: Narragansett Engineering Inc.

Planning Board to discuss current status of the project and the Administrative Officer's action authorizing a change to the project under Subdivision and Land Development Regulations Section 17-39 "Changes to recorded plats and plans."

Item 4
Administrative Subdivision/Approval
For Informational Purposes

Plan Attached

Project name: Laramie Avenue Minor Subdivision
Applicant: Kreg New Homes LLC.
Location: 31 Laramie Avenue
Assessor's Plat: 7 Lots: 31 - 35

Plan Attached

Project name: Administrative Subdivision – The Magiera Plat
Applicant: Debra A. Magiera
Location: Lonsdale Street
Assessor's Plat: 11 Lots: 38 & 102

Item 5
Public Comment