



# MEETING MINUTES

## Town of West Warwick Planning Board

**Meeting Date:** Monday, January 4, 2016

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

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

**Members Present:** Joseph DiMartino, Chair  
Felix Appolonia, Vice Chair  
Wayne Miller  
Anthony Petrarca

**Members Absent:** Joseph Gardosik

**Alternate Members Present:** Joshua Barrette

**Planning Staff:** Mark Carruolo, Town Planner  
Elaine Mansour, CDBG Manager

**Legal Counsel:** Albert DiFiore, Esquire

The meeting was called to order at 6:00 pm.

All witnesses listed below were sworn in prior to testimony.

### **Item 1** **Approval of Minutes**

Review and approval of December 2015 meeting minutes.

The December 2015 minutes should be amended to reflect Mr. Appolonia being present at the meeting.

Motion made to approve as amended by Mr. Miller, seconded by Mr. Appolonia. All in favor.

**Item 2**  
**Public Hearing**  
**Home Street**

Applicant: Padula Builders  
Location: Home Street  
Assessor's Plat: 6  
Lot(s): 283  
Zoning District: Residential R-6/ ADCD  
Land Area: 4,996 square feet  
Number of lots: 1  
Engineer: Scituate Surveys Inc.

The applicant is requesting approval to construct a new single family home on a pre-existing, legal nonconforming lot with less than the required area and lot width zoned Residential R-6 and contained within the ADCD.

**Planning Office Findings**

The Planning Office finds this proposal to be generally consistent with Zoning Ordinance Section 5.15 "Arctic Design Control District," harmonious with the spirit and intent of the district and appropriate to the character and function of the district:

- 1) Zoning Ordinance Section 5.15.8(F) "Architectural controls and review process," classifies this application as "major work."
- 2) Proposed use is an allowed use within the ADCD zoning district.
- 3) The Residential R-6 zoning designation requires 6,000 S.F. lot area and 60 feet of lot width and the existing lot consists of approximately 4,996 S.F. and 50 feet lot width.
- 4) The lot is pre-existing legal nonconforming for area and lot width (refer to the September 13, 2007 letter from Planning Board Solicitor DiFiore to Mr. Stan Pikul, Building Official).
- 5) The proposed dwelling will comply with all setback requirements for the Residential R-6 zoning district.
- 6) Zoning Ordinance Section 5.15.3 "Dimensional Requirements," authorizes the Planning Board to waive dimensional requirements in the ADCD if the proposed use is consistent with the spirit and intent of the district.

**Planning Office Recommendation**

After conferring with the Technical Review Committee (TRC) and the Planning Board Solicitor,

the Planning Office recommendation is to approve the application with the following stipulations:

- 1) That the construction shall be in substantial compliance with the approved plan.
- 2) That the proposed dwelling shall be connected to public water and sewer.
- 3) That the proposed dwelling shall provide a minimum of two (2) off street parking spaces contained on the lot.

### **Discussion**

Steven Padula, 1430 Main Street, WW is present. He is looking to construct a new home on a legal non-conforming lot on Home Street with less than the required area.

Mr. Carruolo stated he sent Mr. Padula a notice with the required stipulations and he agreed to them. TRC supports this proposal.

Motion to close the Public Hearing by Mr. Appolonia, seconded by Mr. Petrarca. All in favor.

Motion to approve the plan as submitted with the required stipulations by Mr. Petrarca, seconded by Mr. Barrette.

Further discussion: Mr. Appolonia questioned the letter in the packet dated 2007 and Mr. Carruolo said it's a legal opinion on the lot. All in favor of the motion.

### **Planning Board Vote**

Joseph DiMartino	Yes
Felix Appolonia	Yes
Anthony Petrarca	Yes
Wayne Miller	Yes
Joshua Barrette (Alt.)	Yes

### **Item 3**

#### **Public Hearing**

#### **Proposed 2016 Transportation Improvement Plan (TIP) Project Submission for Federal Fiscal Years 2017 – 2025**

Planning Board to consider the Town of West Warwick submission of proposed transportation improvement projects for submission to the State Planning Council for inclusion in the Transportation Improvement Plan (TIP) for Federal Fiscal Years 2017- 2025.

The projects under consideration in order of priority include:

- 1) Main Street & Brayton Street Drainage Improvements.
- 2) Centerville Bridge, RI 117 Main Street at the Pawtuxet River.
- 3) Arctic Mill Bridge, Factory Street at Mill Tail Race.
- 4) East Greenwich Avenue & Quaker Lane RI 2, Intersection Improvements.
- 5) East Main Street Resurfacing.

### **Planning Office Recommendation**

The Planning Office recommends approval of the proposed projects for submission to the State Planning Council for inclusion in the Transportation Improvement Plan (TIP) for Federal Fiscal Years 2017- 2025.

### **Discussion**

Mr. Carruolo explained to the Board about the TIP and the roadway improvement process in order for a community to be eligible for Federal funding. Items #1 and #4 are new projects, item #5 was removed from the submission due to the fact of Kent County Water replacing water lines, therefore, the paving will be done by that agency at the completion of the project.

Motion to close the Public Hearing by Mr. Appolonia, seconded by Mr. Barrette. All in favor.

Motion to approve the submission by Mr. Appolonia, seconded by Mr. Petrarca. All in favor.

### **Planning Board Vote**

Joseph DiMartino	Yes
Felix Appolonia	Yes
Anthony Petrarca	Yes
Wayne Miller	Yes
Joshua Barrette (Alt.)	Yes

### **Item 4** **Public Comment**

None.

Motion to adjourn at 6:17pm by Mr. Appolonia, seconded by Mr. Petrarca. All in favor.